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City of Berkeley
Comprehensive Housing Affordability Strategy

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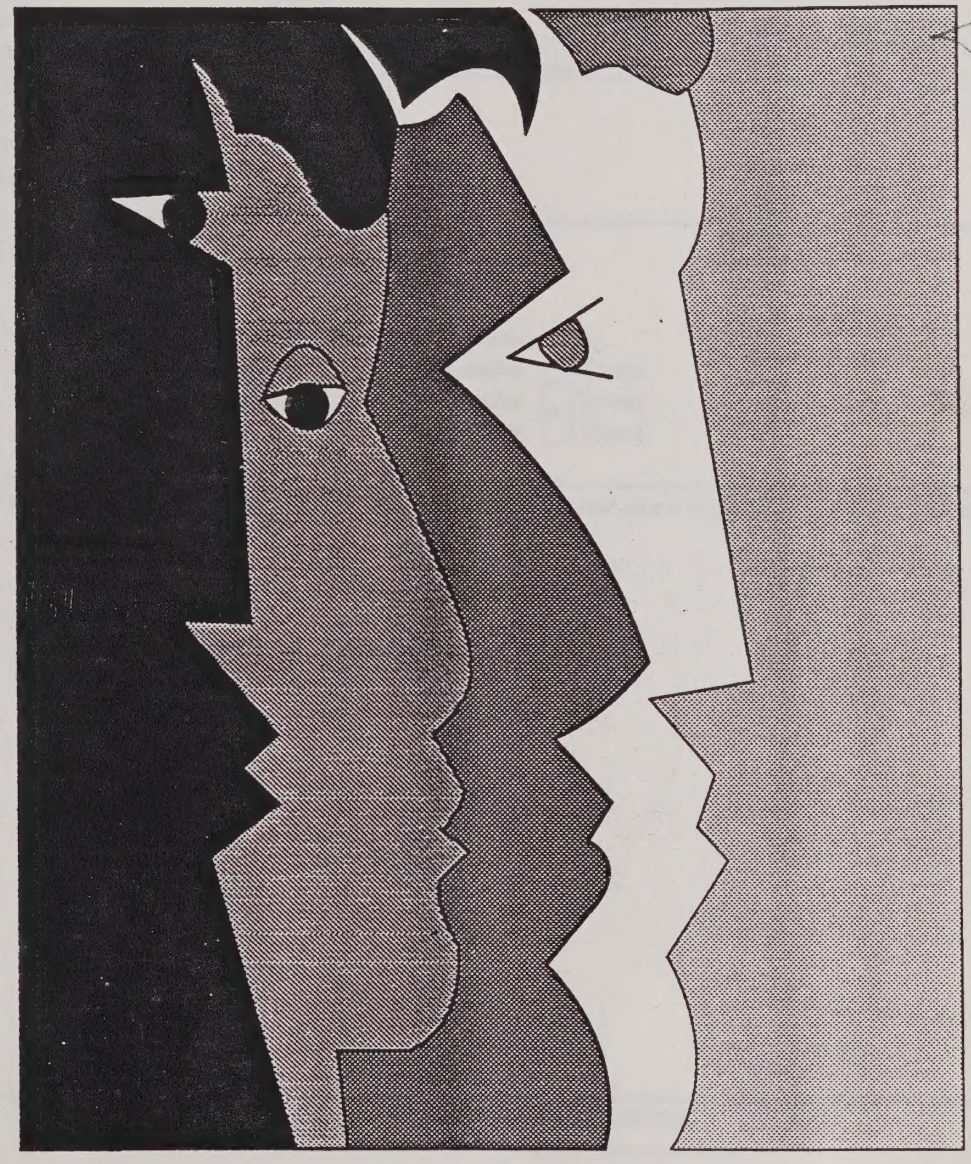

December 14, 1993

Appendix B

Comprehensive Housing Affordability Strategy (CHAS)

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Name of Jurisdiction(s) or Consortium:

CITY OF BERKELEY

Contact Person:	Telephone Number:
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Type of Submission: (mark one)

[X] New CHAS For Fiscal Year 1993 through Fiscal Year 1994.
[ ] Annual Update * For Fiscal Year _____.

(mark one)

[ ] Initial Submission
[XX] Resubmission
[ ] Amendment **

* If an Annual Update, mark one:

[ ] Parts 4 (Resources) & 5 (Implementation) Only

[ ] Parts 4 & 5, plus minor changes: (mark all those which apply)

Part 1 - Needs Assessment	[ ] Narrative	[ ] Tables
Part 2 - Market & Inventory Conditions	[ ] Narrative	[ ] Tables
Part 3 - Strategies	[ ] Narrative	[ ] Tables

** For all amendments, specify the nature of the amendment below and attach amended portions to this cover sheet.

Jurisdiction	HUD Approval
Name of Authorized Official: WELDON RUCKER, Acting City Manager	Name of Authorized Official:
Signature & Date: X	Signature & Date: X

CERTIFICATIONS

FAIR HOUSING

The jurisdiction hereby certifies that it will affirmatively further fair housing.

Signature of Authorized Official

X_____

RELOCATION AND ANTIDISPLACEMENT

The jurisdiction hereby certifies that it has in effect and is following a residential antidisplacement and relocation assistance plan that, in the case of any such displacement in connection with any activity assisted with funds provided under the HOME Program, requires the same actions and provides the same rights as required and provided under section 104(d) of the Housing and Community Development Act of 1974 in the event of displacement in connection with a development project assisted under section 106 or 119 of such Act.

Signature of Authorized Official

X_____

Comprehensive Housing Affordability Strategy

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COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
SUMMARY

Introduction

The City of Berkeley is characterized by its economic/social/ethnic diversity and its creative population. Its mild climate, natural beauty, small town feeling within an urban area, and location in one of the wealthiest and most productive regions of the United States contribute to its attractiveness as a place of residence. Berkeley is also the home of the largest University of California campus which contributes a significant segment of young adults to Berkeley's population. These characteristics, together with market forces, property appreciation, and governmental regulation create a context in which the availability and affordability of housing in Berkeley have been major issues for decades. However, the crisis in affordable housing is deepening even when compared with the situation reported in last year's CHAS and there are fewer state government resources available to address the problem. Mayor Loni Hancock's budget message summarizes the current situation in Berkeley. There she states:

"Berkeley is an urban city, part of a regional economy, coping with economic and social forces shaped at other levels of government and by global trends and events that are often beyond our direct control. In Addition to a worldwide and national economic recession, an exodus of manufacturing jobs from the United States, and cutbacks in California's military-dependent economy, a new factor in our capacity to meet local needs is the decision of the State to reconcile its own budget by taking a portion of local property taxes. This decision affects both cities and counties and the draconian nature of the state cuts are the starkest possible reminder of how interconnected are our cities, counties, and region..."

327-309

Although Berkeley is not as hard hit as other California cities, impacts of the recession, unemployment, and budget cutbacks are deep enough to affect who can live in the Berkeley and the quality of their lives. The $2.6 billion property tax shift to which Mayor Hancock refers has resulted in drastic cuts to many social services including a 2.7% cut in Aid to Families with Dependent Children, SSI, and General Assistance (from $357 to $300 per month). Low income households in Berkeley bear the brunt of the continuing squeeze from the recession and cuts in social services, especially since a relaxation in Berkeley's rent regulations which by will have resulted by 1994in a cumulative allowable increase in rents of approximately 50% since 1990 (a study will be undertaken this year to help determine actual increases vs. allowable increases). These factors combine to worsen the housing affordability crisis. Further, they offset any gains made by community-based non-profit entities and the City to reduce or prevent homelessness or to provide affordable rents.

The City has chosen a primary strategy of increasing affordability through acquisition and rehabilitation by non-profits of existing rental units in order to keep a portion of the City's

housing stock affordable for the life of the buildings. Providing rental subsidies did not appear feasible because of the costs associated with undertaking such a program at the local level. Nonetheless, the City recognizes the importance of rental subsidizes and will actively pursue obtainment of additional Section 8 Certificates and Vouchers.

In terms of homeownership, the recession has resulted in a small drop in home prices and considerable reduction in interest rates which has increased opportunities for a greater number of moderate income tenants to become homeowners. However, home prices are still too high for most households even with moderate incomes, and the climate of economic uncertainty inhibits those who are willing to purchase even though they may now qualify to do so.

Berkeley's Housing Mission/Vision Statement

The City's housing mission/vision statement this year is to face the challenges presented by the above situation and to persist in pursuing our long-range goal to end homelessness in the City and to help provide affordable housing to all residents; to do so in coordination with available community energy and resources and by working at the regional level; to continue Berkeley's tradition as a caring and creative community which does not dehumanize persons but looks upon people and the diversity they bring as the City's most valuable resource.

Housing Priorities

There has been no major shift in the City's housing policy this year. The City's focus continues to be on tenant programs, activities that assist those who are homeless, the lower income population (60% of median or below) and those with special needs. The non-BHA focus of assistance will be to maintain affordable units rather than provide local rental subsidies. This focus is consistent with the housing needs of Berkeley's population reflected in the 1990 Census information and housing trends.

Given this policy, existing programs undertaken directly by the City or through subrecipients will be refined and continued; on-going projects will be completed and new ones initiated. City Staff will explore new programs and funding sources. The Housing Trust Fund (HTF) process will continue to be used to review and fund new construction and projects to acquire and/or rehabilitate existing housing. The HTF process will involve the community prior to the award of government funding so that projects will incorporate community suggestions and reduce delays and costs associated with community opposition to housing for the homeless and low income populations. Major government funding sources for housing programs include:

* the federal Section 8 Program, which subsidizes rents for very low income families, elderly and disabled,

* the federal Community Development Block Grant (GDBG) Program,

* the federal HOME Program,

* the City's General Funds including housing mitigation fees, and redevelopment monies.

Activities and Programs

The City of Berkeley will continue to carry out and fund a variety of programs and activities to reduce homelessness, increase affordability, maintain/improve existing units, provide housing for persons with special needs; expand homeownership opportunities; and continue various anti-poverty and economic development programs focusing on employment opportunities for Berkeley residents.

Reduction of Homelessness

* The City will continue its three-pronged approach to addressing the problems of homelessness through shelter, transitional housing, and permanent housing with services. The emphasis this year will be to coordinate services with permanent housing. Without housing, social services alone will not suffice to deal with the devastating effects created by homelessness on the individuals who are homeless and on the well-being of the City as a whole. The federal Department of Housing and Urban Development's (HUD) approval of the City's Shelter plus Care application will be crucial for achievement of this priority.

* Implement a Homeless Prevention Program using the services of the Berkeley Community Law Center to provide legal counseling for tenants, mediate conflicts, and arrange for rental subsidies.

* Participate in the regional planning efforts to convert some of the military bases to be abandoned for housing a portion of the county's homeless population (under the McKinney Act, homeless projects have first priority for use of surplus federal government property).

Affordability

The City will:

* Continue efforts to improve the Berkeley Housing Authority to increase its opportunities for obtaining additional Section 8 Certificates/Vouchers when the federal government makes them available.

* Undertake a Rent Comparability Study to allow setting of individual rents for Section 8 units as well to analyze actual rents versus allowable rents in units under rent control.

* Fully utilize the Rental Housing Acquisition Program of maintaining long-term maintenance of affordable rental units and encourage non-profit developers to convert acquired properties into limited equity cooperatives whenever possible.

* Explore ways that the City can actively promote conversion of rental housing into limited

equity cooperatives; lobby for and otherwise facilitate changing of state regulations to greatly simplify the cooperative conversion process.

* Explore new funding sources.

Rehabilitation

The City will:

* Fully utilize the South Berkeley Rental Rehabilitation Program as a way of maintaining housing affordability, rehabilitating the City's rental housing stock, and helping to revitalize the South Berkeley area.

* Continue programs to assist senior residents with their housing rehabilitation and repair needs. Implementing a rehabilitation program to assist low income homeowners in the West Berkeley area.

* Develop a vacant-unit program to enforce applicable codes and pro-actively encourage owner rehab efforts using existing fund sources to maintain affordable units and address the problems of blight in the neighborhoods.

* Undertake a study to explore effects of rents on upkeep of rental property.

* Investigate level of permits obtained in relation to rehabilitation work requiring permits and claimed versus actual value of rehab work done.

* As part of the General Plan revision, the City will explore possible changes to the Neighborhood Preservation Ordinance which keeps units from being demolished even when it many of them have come to the end of their useful life. The issue of preservation must be examined in light of rehabilitation costs and the safety of very aged units in the case of natural disasters such as an earthquake which may cause the loss of many lives.

* Work with Alameda County who administers the City's Lead Abatement Program and analyze how that program can be improved, including better outreach, and the possibility of coordination with BHA to reach households with children under seven served by those two entities.

Special Needs

The City will continue existing programs to assist those with special housing needs and work with, and support, non-profit organizations who are/or wish to undertake new programs. A major project being assisted by the City is the Over 60 health facilities/housing project. Other projects which are expected to be considered are a 198 SRO project proposed by U.A. Housing, Inc., and continued exploration of building SRO housing on the former Berkeley Inn site on Telegraph Avenue.

Homeownership Opportunities

The City will continue to participate in the Mortgage Credit Certificate Program which offers a substantial rental subsidy to first-time moderate income household. It will also help finance a 24 condo units, ten of which will be affordable to first-time homebuyers with income that is 60% of median or below. It is unknown how many other homeownership (or rental) units will be made available this year through the City's Inclusionary Zoning Ordinance, or how many will convert from tenants-in-common form of ownership to condo homeownership, or from rental to condominiums, both of which were made possible last year through changes in local ordinances.

Anti-Poverty Program

The City will continue to fund and refine a series of existing employment and social services programs which are focused towards diminishing the level of poverty in the City through employment counseling, training, and placement; through the First Source Hiring Program; and the City's business retention/attraction programs.

Expected outcomes

Through these efforts, the City expects to help provide approximately 350 households with affordable units in the coming year. Other multi-year projects will be initiated and will lay the groundwork for assistance in the following year(s). The City will continue to assist thousands of low income residents through social services programs.

SECTION I

COMMUNITY PROFILE AND HOUSING NEEDS

1993 COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

Section I. Community Profile and Housing Needs

This section of the Comprehensive Housing Affordability Strategy (CHAS) presents a brief community profile of Berkeley using data from the 1990 Census and information from other sources to help determine housing needs and priorities. Neither the profile, nor the need, is significantly different than what was reported in the City's last five-year CHAS which, for the most part, also used 1990 Census Data and a local household survey undertaken in 1988. A more detailed analysis of the current trends and issues is contained in the attached (Attachment A-2) Conditions, Trends, and Issues Report prepared this year as part of the City's General Plan revision process.

A. Population, Household, and Income Data

1. Population

As indicated in Table 1A, the 1990 Census indicates that Berkeley has a total population of 102,724 and a household population of 43,549. This represents a slight decline from ten years ago and in large part is accountable by the fact that the student population has declined by 3%. Students still represent a large part of the population (27%), but their number dropped from 28,853 in 1980 to 28,150 in 1990. There are 14,665 persons over 60 years of age and 7,792 elderly households. Berkeley also has a large portion of disabled residents. However, in the last decade their number number has decreased from 28,853 to 28,105. Berkeley also has a homeless population of approximately 1,000 to 1,200 persons. Their housing and support needs are discussed in in Part C of this Section.

2. Ethnic/Racial Composition

Berkeley has four major ethnic/racial groups. According to the 1990 Census, Whites constituted 63% of the population, Blacks 17%, Asians13%, and Hispanics 5%. However, there have been significant changes in the ethnic/racial household composition since the 1980 Census.

Table 1D at the end of this section compares the student and non-student population using 1980 and 1990 data indicates that during the last ten years with a decline of approximately 9% in the both White and Black populations and an significant increase in the Asian and Hispanic population. The loss of the white

population can be attributed to the loss of the White students which fell by 25%. There was an increase in black students, if this is factored in, the the total loss of non-student Black population was approximately 11%. Major increases in the Asian and Hispanic student population accounted for a considerable portion, but not all, of the increase in the Asian and Hispanic population.

3. Income

According to the 1990 Census (seeTable 1A), median income in Berkeley in 1989 (adjusted to account for 1993 inflation rate) was $41,250. This is higher than the national median, but considerably lower than the median for the Oakland Metropolitan Statistical Area (MSA). It is important to note that the median for Berkeley includes student households, a large portion of which have low income but are considered "voluntary poor".

The Census data indicate that 45% of Berkeley households can be considered low/moderate income because their income is 80% of median or below. Overall, approximately 33% of households are very low income (50% of median income or below). According to the City's analysis of the Census data, of these, about 8,500 are very low-income non-student households - 2,900 of whom currently receive some form of housing assistance (1,100 households living in subsidized housing where rents are set below market and 1,800 households living in private housing and receiving rental assistance through the the Federal Section 8 Program). Another 5,700 are eligible for assistance under the Section 8 Assisted Housing program; of these, 3,000 are disabled and are unable to work, 1,000 are elderly, and 1,700 are single parent families with dependent children .

The 1990 Census also indicates that 16,370 (17.5%) non-homeless persons in Berkeley who are below the poverty level (i.e., their income is 30% of median income or below). Over 10% (1,800) of family households are below that level. Chart 3C gives level and location of persons in poverty (30% of median income or below) and comparison the changes from 1980-90. Berkeley is only second to Oakland (with a poverty rate of 18.8%) in number of persons living in poverty. The overall figure for Alameda County is 10.6%. Although the overall figure includes students, there are also a considerable number of single persons households who are not students that fall below the poverty line.

In most census tracts, the percentage of persons in poverty decreased substantially during the 1980-90 period, continuing a trend started in 1970. The number of poor families declined from 2,583 in 1970 to 1,800 in 1990. That change, at least in the last

decade, can be largely attributed to higher income households replacing lower income ones (as indicated by the increase in homeowners). Most of the census tracts where poverty has increased since 1980 are in West Berkeley and the South Berkeley Census tract bordering Oakland.

According to the 1990 Census data provided by HUD, almost half (47%) of Berkeley households have incomes that are 95% of median and above, while only 8% in the category of households with incomes 80% to 95% of median income. These figures seems to indicate that there is an erosion of what is normally considered "middle income" population in the City.

Of particular note in Table 1A is the differing pattern in income between of the White population and minorities. Over half of whites have incomes 95% of median or above; almost half of minorites have incomes that are 50% of median or below. Over half of the households and three fourths of families in poverty are minorities. The 1990 Census also indicates a substantial lower income level for tenant households. what does it really say!

4. Unemployment

Unemployment is lower in Berkeley (5.6%) than in the State as a whole (9.7%) and closer to the national average (see chart at the end of this section). Unemployment is a factor in the different income levels between some minorities but not all. Unemployment is highest for Blacks (14%; reaching a high of 18% for black males) and lowest than Whites 3.2% . The level of unemployment for Asians is 5% and 6% for Hispanics.

5. Housing Units Characteristics

HUD Table 1B - Market and Inventory Conditions, indicates that there are a total of 45,735 units in Berkeley, 43,453 of which are occupied (the Land Use Map in Attachment A shows locations of residential areas in the City). The 1990 Censu indicates that 93% of the City's housing stock was built before 1980. There are 24,526 (54%) of the units which were built prior to 1940; another 5,858 (13%) built between 1940 and 1959, and 12,019 (26%) built between 1960-1979.

A comparison of 1980 and 1990 Census data points to a major change in tenure of units with renters households dropping from 63% of the population to 56% and homeowners increasing by 7% to a 44% level in 1990. There has been much debate over the reasons for that shift with two principal reasons sited being strict rent control and the other, the increase in home prices which made sale of rental units

economically attractive. A City study indicates that during the 1980 -1989 period a significant number of conversion of rental units in buildings with one to four units into tenants-in-common form of ownership. That issue is explored in the attached Conditions, Trends, and Issues Report prepared for the General Plan Revision.

The 1990 Census places the City's vacancy rate at 3.08% (see Table 1B). This is higher than in the 1980's but there are indications that the rate may be even higher because of increases in rent prices. Since the 1990 Census was taken, the Rent Stabilization Board has allowed average rent increases in Berkeley by approximately 50% (for low income tenants, the increase was phased-in with last increase to occur in January 1994). The City estimates that current rent prices are approximately below 10% of market rents in nearby communities.

Table 1B also indicates that there is a high number of substandard units in both rental units (46%) and homeowners units (36%). Those figures are based on a survey done by the City in 1976 which was then adjusted periodically to account for the aging housing stock and improvements made. The figures are likely to be accurate for several reasons the principal of which is age of the housing stock with over 90% being built prior to 1980. Other reasons include: low household income of many homeowners, rent control, and strong anti-demolition controls.

6. Publicly-Assisted Housing

(a) Section 8 Programs

The Section 8 Existing Housing Programs (Section 8 Certificates, Section 8 Vouchers, and the State Section 8 Aftercare programs) administered by the Berkeley Housing Authority (BHA), represent the largest source of government-assisted housing in Berkeley contributing 1822 units of federally-assisted housing in the private market. Households participating in the programs choose a dwelling of the appropriate size where the owner is willing to sign a Section 8 lease. The BHA then sets the rent for each specific unit at a level comparable to market rents in the City and nearby communities and ensures that the unit meets basic housing quality standard set by HUD. Generally, the household pays 30% of its income for rent and the BHA pays the difference directly to the owner. Units under this program can be located throughout the City although, the vast majority of them are located in South and West Berkeley. The total number of units under the various Section 8 programs is as follows:

Section 8 Certificates:	1,580
Section 8 Vouchers:	229
Section 8 State Aftercare:	14
Section 8 Moderate Rehab:	74

The chart below indicates the number of units and average rent by bedroom size

Bedroom Size	Number of Units	Average Rents / Hsng. Assistance	Average HH Income
0 (Studios)	30	$504/336	$632
One	392	$562/408	$673
Two	1060	$687/529	$774
Three	299	$851/662	$1,000
Four	37	$912/706	$1,128
Five	4	$1010/809	$1,154

The BHA) also owns and manages 75 units of public housing units in Berkeley. Fourteen (14) units built were built in 1983 under the state Rental Housing Construction Program, and 61 units in 1988 under the federal Low Income Housing Program. These public housing units are scattered throughout the City (for location see page 17 of the "Conditions, Trends, and Issues Report" in the Appendix). Apart from general maintenance, the only repairs needed in the public housing units are window repairs which were initially installed incorrectly and let rain in. Some of the 14 state-assisted public housing units need new rugs and kitchen countertops. Lastly, the BHA oversees 74 units of Section 8 Moderate Rehab Program (which provides affordable housing to very low income individuals residing in the U.A. Homes - formerly the U.C. Hotel).

(b) Other Federally-Assisted Housing

In addition to the above, there are 1,064 units which were built with federal assistance. A large portion of them are senior housing (see list and location in the attached Conditions; Trends and Issues Report pages 16-17)

7. Homeownership

HUD Table 4 indicates that in 1990 there were 934 units in the City that could be affordable to households 80% of median or below but not all of them were for sale. Infact, in that category, there were only five units which were vacant and for sale.

The situation is likely to have improved slightly since 1990, which was the point at which housing prices were at their highest. At that time, the median home price for a single family house was $261,000. Housing experts estimate that there has been about a 10% reduction in prices since that time. Berkeley's resale market has held up better than other high-priced markets in the State. For example, in San Francisco, home prices have dropped 20% and Los Angeles 16% (Will Harper, "Berkeley's Real Estate Market: Is the Party Over?", Berkeley Insider, October 1993).

Lowering housing costs and substantial drops in interest rates of approximately 2.5 percentage points or more since 1989 have increased homeownership opportunities for middle income households as well. An illustration of the greater affordability is the fact that 21 units were sold last year to moderate income households under the Mortgage Credit Certificate Program. Only 19 sold under that program during the previous two years.

It is unlikely that housing sales will increase substantially in the near future for several reasons including: the uncertain economic climate; with rent control loosening there are more rental units on the market with some potential buyers deciding to rent instead; downsizing of U.C. Berkeley's faculty and staff may also reduce the number of buyers; another potential, but unclear factor, is whether the condition of the public school system will be a further deterrent to buyers. According to the article cited above, the Association of Bay Area Governments (ABAG) predicts that the Bay Area housing market is likely to get worse before it gets better because high priced housing markets like Berkeley's that attract professionals will fall victim to the global restructuring of the economy. However, lowering of housing prices would also increase the number of households who can afford to buy in Berkeley unless there is also a decline in household income.

B. Housing Needs

According to the 1990 Census, Berkeley has 3,000 non-student households paying over 50% of their income for rents. Table 1C, Housing Assistance Needs of Low and Moderate Income Households, indicates that 1,448 were renters and owner family households with incomes at 50% or below of median who are paying over half of their income for rent. (878 renters and 550 are owners) and 674 seniors in that same situation. The above population that is most "at risk" of becoming homeless.

In 1990 there were also 10,248 of households who were cost-burdened that is, they were paying over 30% of their income for housing costs). Of these 1,296 were elderly, 1,886 were small families (2 to 4 related persons), and 159 large families, and 6,907 all others. Although these figures were high, they may be expected to be even higher (unless people leave Berkeley or get higher income) because there has been an average 50% rent increase allowed since 1990 in rent-controlled units. No systematic study has been done as to rent increases allowed vs. actual rent increases, nor on the effects of such increases.

The 1990 Census shows that overcrowding was not a significant problems for most household types except those with five or more persons and is a bigger problem for tenants than for homeowners. Overcrowding in Berkeley results from low income of households but also stems from few rental units in Berkeley's housing stock with three or more bedrooms. Table 1C also deals with the number of persons having housing problems. That table indicates that 39% of elderly, family, and owner population have housing problems (defined by the 1990 Census as paying over 50% of income for rent, living in substandard housing, or in overcrowded conditions). Large households are the ones with the highest level of "housing problems" with 78% fitting that category (the percentage is even higher for those with very low incomes). In the case of large households, overcrowding rather than paying too much, seems to be reason for such a high percentage of housing problems.

In general, the number of renters with housing problems exceed owner-occupants (48% vs. 39%). Surprisingly, elderly homeowners have the lowest rate of housing problems with an overall figure of 19%. However, the picture changes substantially for very low income elderly persons. For example, 68% of those in the poverty category (income is 30% or below), and 41% of those with incomes between 30% to 50% of median, have housing problems.

C. Projected Five Year Housing Needs

The 1991 CHAS predicted that approximately 1,100 low income tenants which were previously paying affordable rents have rents which were no longer affordable. This number can be added to the figures described in this Needs Section which is based on 1990 Census figures which were collected prior to on pre-relaxation of those regulation. The Association of Bay Area Governments (ABAG), which is the agency authorized by the State to determine localities' "fair share" of additional housing needs resulting from economic growth for a five year period, has assigned a total of 1,714 additional units for Berkeley, 805 of which should be affordable to households 80% of median or below.

Whether fewer or greater numbers of households will need affordable housing is difficult to predict and will depend on whether the current economic recession and high unemployment rate will continue. The disposition of the military bases is also likely to have an impact on housing in the region and at this point the types of effect on housing cannot be predicted. The state ruling allowing discrimination based on income (an owner can legally discriminate against a tenant where the rent is above 30% of the tenant's income), when combined with the low vacancy rate in the City, is another factor contributing to how much affordable housing will be needed. Since existing housing may be unavailable even to those willing to pay over 30% of their income for rent. The number of additional persons which will be in need of affordable housing will also be dependent on how much resources become available for such housing; how effectively those resources are used, and on localities' commitment to provide their regional "fair share" of affordable housing.

ATTACHMENTS

CHAS Table 1A

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Population & Household Data

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: CITY OF BERKELEY

A. Population	1980 Census Data (A)	1990 Census Data (B)	% Change (C)
1. White (non-Hispanic)	65,923	59,865	-9%
2. Black (non-Hispanic)	20,468	18,700	-9%
3. Hispanic (all races)	0 5,219	0 8,589	N/A
4. Native American (non-Hispanic)	0	0 492	N/A
5. Asian & Pacific Islanders (non-Hispanic)	0 9,897	0 14,755	N/A
6. Other (non-Hispanic)	0	0 323	N/A
7. Total Population	103,328	102,724	-1%
8. Household Population	0	43,549	N/A
9. Non-Household Population	103,328	59,175	-43%

D. Relative Median Income of Jurisdiction

MSA Median Family Income	Jurisdiction's Median Family Income (not available for urban counties and consortia)	National Median Family Income
$47,516	$41,250	$35,939

B. Special Categories
(e.g. students, military, migrant farm workers, etc.)

students	28,853	28,105	-3%

C. Households	Total Households 1990 (A)	% of Total Households (B)	% Very Low Income 0-50% MFI* (C)	% Other Low Income 51-80% MFI* (D)	% Moderate Income 81-95% MFI* (E)	% Above 95% MFI* (F)
1. White (non-Hispanic)	0 27,805	63%	25%	12%	8%	55%
2. Black (non-Hispanic)	7,610	17%	49%	15%	9%	17%
3. Hispanic (all races)	2,301	5%	45%	14%	8%	28%
4. Native American (non-Hispanic)	169	0%	70%	9%	0%	21%
5. Asian & Pacific Islanders (non-Hispanic)	5,561	13%	48%	12%	7%	20%
6. All Households	43,549	100%	33%	12%	8%	47%

* Or, based upon HUD adjusted income limits, if applicable

CHAS Table 1B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Market & Inventory Conditions

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction:	Check One:	5 Year Period (enter fiscal yrs.)	
CITY OF BERKELEY	XXX 1990 Census ___ Other Source: (specify) ___ Data as of: (enter date)	FY:	through FY:

A. Housing Stock Inventory Category	Total (A)	Vacancy Rate (B)	0 and 1 bedroom (C)	2 bedrooms (D)	3 or more bedrooms (E)
1. Total Year-Round Housing	45,735	**********	16,658	15,387	14,743
2. Total Occupied Units	43,453	**********	15,315	14,040	14,098
3. Renter	24,455	**********	14,011	8,084	2,360
4. Owner	18,998	**********	1,304	5,956	11,738
5. Total Vacant Units	2,282	**********	1,343	1,347	645
6. For Rent	776	3.08%	334	312	130
7. For Sale	277	1.44%	69	150	58
8. Other	1,229	**********	940	885	457

B. Substandard Units Category	18,120 % Substandard (A)	% Suitable for Rehabilitation (B)
1. All Renter	46%	98%
2. All Owner	36%	98%

C. Public Housing Category	Total (A)	Vacancy Rate (B)	0 and 1 bedroom (C)	2 bedrooms (D)	3 or more bedrooms (E)
1. Total	75	**********			
2. Vacant	0	0%	**********	**********	**********

Rehabilitation: window repairs, rugs, kitchen counters	Estimated Hard Costs – Physical Improvements: $86,000	Grand Total PHA Needs:

D. Rents Unit Size	Applicable FMRs (A)	Rent Affordable at 30% of 50% MFI (B)
0 Bedrooms (1 person)	581	0 459
1 Bedroom (2 persons)	705	524
2 Bedrooms (3 persons)	832	590
3 Bedrooms (4 persons)	1,040	655

CHAS Table 1C

Housing Assistance Needs of
Low & Moderate Income Households.

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

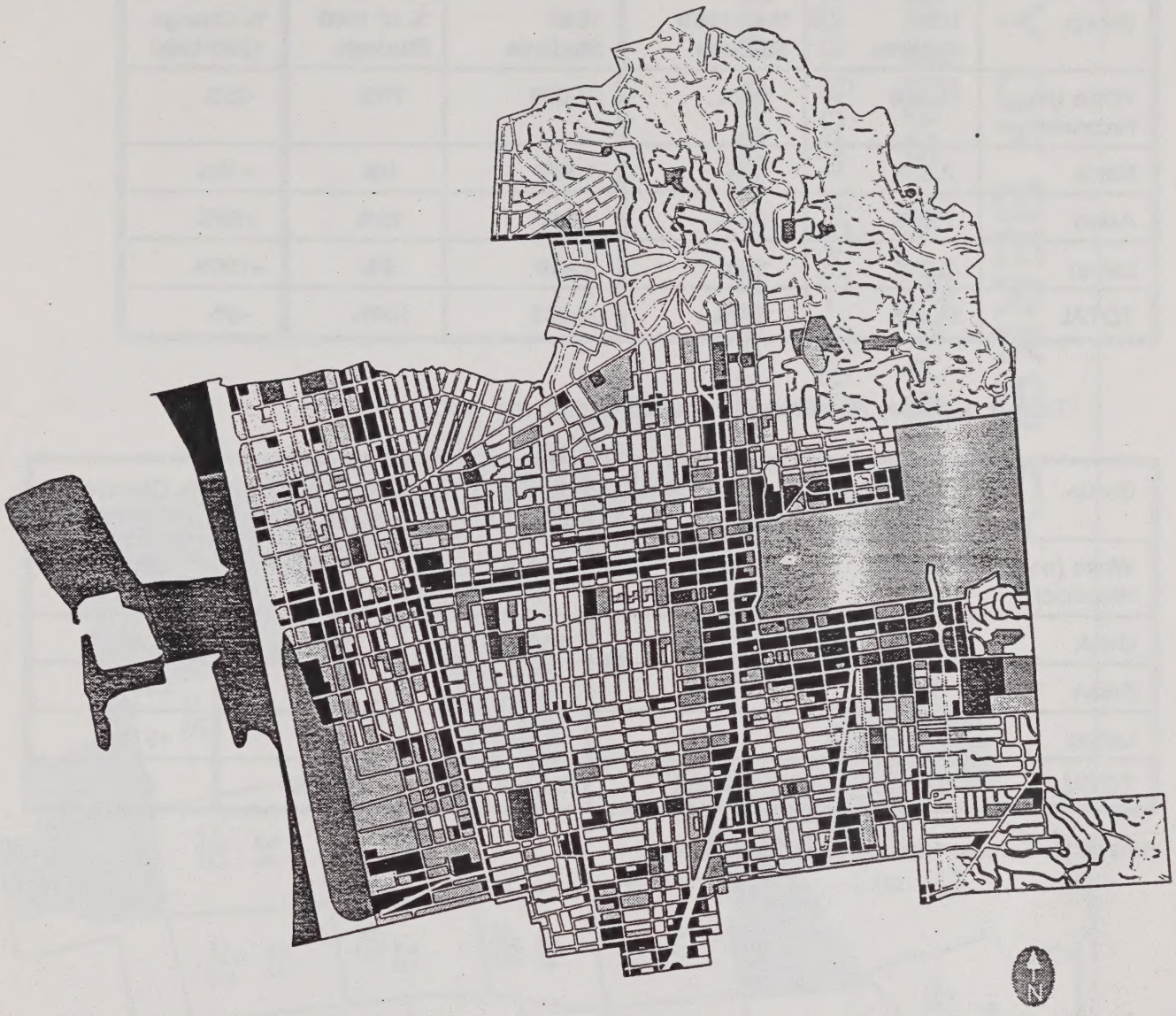
Name of Jurisdiction: CITY OF BERKELEY | Sources of Data: HUD CHAS DATABOOK | Data is current as of the following date: | Five Year Period: FY: 1993 through FY: 19

Household by Type, Income, & Housing Problem	Renters: Elderly 1 & 2 Member Households (A)	Renters: Small Related (2 to 4) (B)	Renters: Large Related (5 or more) (C)	Renters: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly (F)	Owners: All Other Owners (G)	Owners: Total Owners (H)	Total Households (I)
1. Very Low Income (0 to 50% MFI)*	1,726	2,280	283	7,473	11,762	1,583	1,198	2,781	14,543
2. 0 to 30% MFI*	1,187	1,440	143	4,759	7,529	775	448	1,223	8,752
3. % with any Housing Problems	48%	37%	94%	87%	84%	68%	64%	67%	82%
4. % Cost Burden > 30%	46%	79%	69%	86%	82%	67%	59%	64%	79%
5. % Cost Burden > 50%	30%	61%	40%	74%	66%	41%	50%	45%	63%
6. 31 to 50% MFI*	539	840	140	2,714	4,233	808	750	1,558	5,791
7. % with any Housing Problems	56%	69%	100%	74%	72%	27%	62%	44%	64%
8. % Cost Burden > 30%	56%	48%	44%	73%	65%	26%	57%	41%	58%
9. % Cost Burden > 50%	11%	12%	0%	22%	18%	6%	40%	22%	19%
10. Other Low-Income (51 to 80% MFI)*	352	871	98	2,259	3,580	864	996	1,862	5,442
11. % with any Housing Problems	28%	32%	65%	29%	31%	15%	54%	36%	32%
12. % Cost Burden > 30%	24%	22%	0%	26%	24%	15%	47%	32%	27%
13. % Cost Burden > 50%	2%	3%	0%	5%	4%	3%	24%	14%	7%
14. Moderate Income (81-95% MFI)*	120	558	82	1,415	2,175	389	836	1,225	3,400
15. % with any Housing Problems	19%	37%	51%	13%	21%	9%	46%	34%	26%
16. % Cost Burden > 30%	19%	19%	0%	9%	12%	9%	44%	33%	20%
17. % Cost Burden > 50%	10%	4%	0%	1%	2%	5%	19%	15%	7%
18. Total Households**	2,624	5,583	612	15,136	23,955	5,422	14,172	19,594	43,549
19. % with any Housing Problems	49%	44%	78%	47%	48%	19%	31%	28%	39%

* Or, based upon HUD adjusted income limits, if applicable.
** Includes all income groups -- including those above 95% of MFI

form HUD-40090-A (1/93)

Figure II–A–2: **City of Berkeley Existing Land Use**



Land Use Catagories

- Single Residential Units
- 2-4 Residential Units
- 5+ Residential Units
- Group Quarters
- Commercial
- Commercial / Residential
- Industrial
- Institutional
- Recreational
- Vacant

Note: Predominant use by block unless otherwise indicated.

Prepared by the City of Berkeley Planning Department - June, 1993

Table 1: Berkeley Resident College Student Population, 1990 and 1980

Group	1990 students	% of 1990 Students	1980 Students	% of 1980 Students	% Change, 1980-1990
White (non-Hispanic)	15,818	56%	21,038	73%	-25%
Black	2,239	8%	1,877	6%	+19%
Asian	7,093	25%	4,447	15%	+59%
Latino	2,838	10%	1,418	5%	+100%
TOTAL	28,105	100%	28,853	100%	-3%

Table 2: Berkeley Non-Student Population, 1990 and 1980

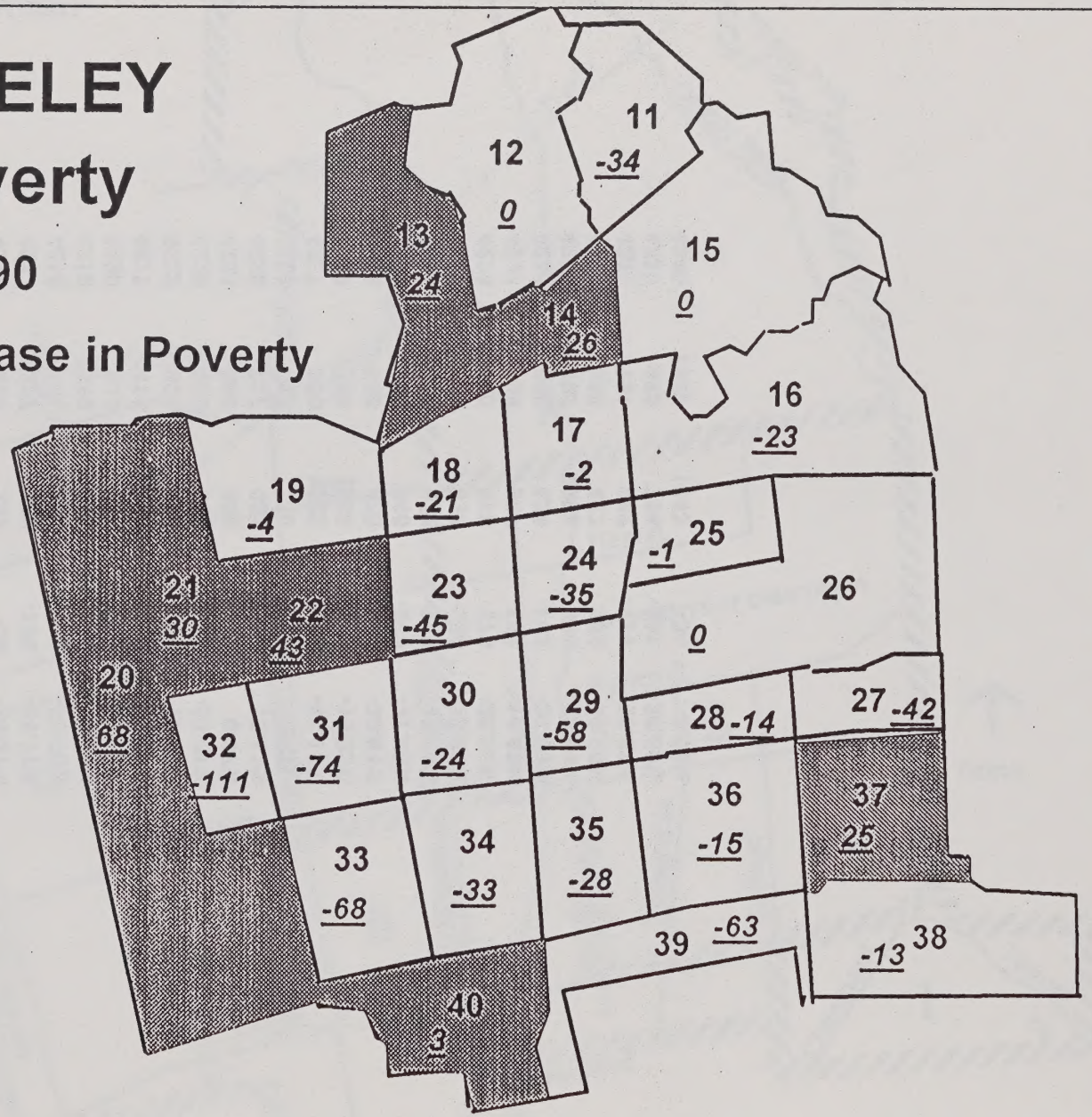
Group	1990 Non-Students	% of 1990 Non-Students	1980 Non-Students	% of 1980 Non-Students	% Change, 1980-1990
White (non-Hispanic)	44,047	59%	44,885	60%	-2%
Black	16,461	22%	18,591	25%	-11%
Asian	7,662	10%	5,420	7%	+41%
Latino	5,751	8%	3,801	5%	+51%
TOTAL	74,619	100%	74,475	100%	0%

Source for Tables: 1990 Census, 1980 Census

CITY OF BERKELEY
Families in Poverty

Change from 1980-1990

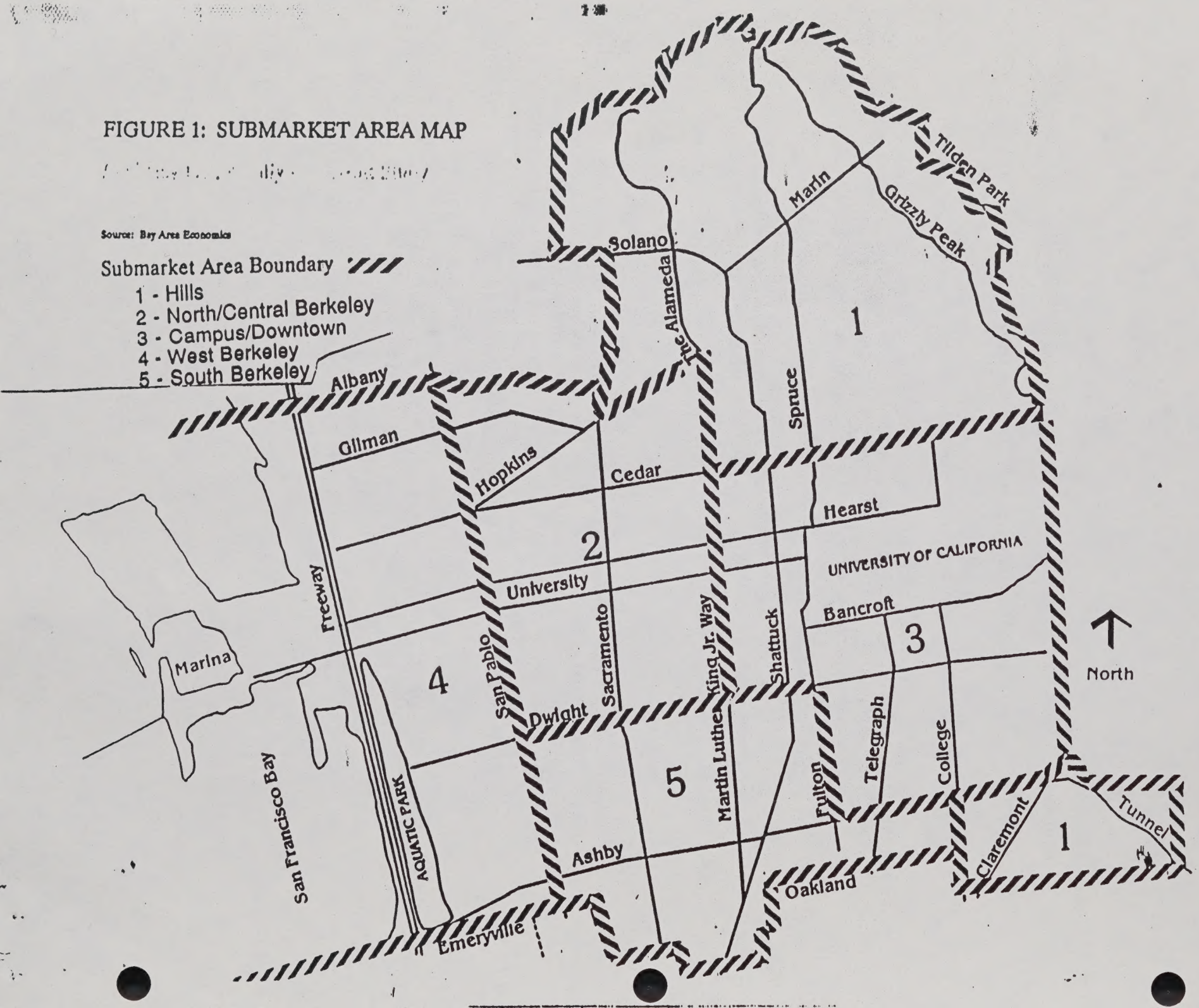
Shaded Areas = Increase in Poverty



TRAC	1990 PERSON <POVER (p. 118)	1980 PERSON <POVER (p. 9)	CHANGE 1980-199 #	CHANGE 1980-199 %
City	16370	20028	-3658	-18.26%
4206	0	NA	0	
4211	52	188	-136	-72.34%
4212	82	198	-116	-58.59%
4213	263	153	110	71.90%
4214	145	70	75	107.14%
4215	92	221	-129	-58.37%
4216	229	287	-58	-20.21%
4217	337	533	-196	-36.77%
4218	131	262	-131	-50.00%
4219	363	371	-8	-2.16%
4220	640	131	509	388.55%
4221	413	415	-2	-0.48%
4222	628	554	74	13.36%
4223	320	681	-361	-53.01%
4224	856	852	4	0.47%
4225	727	624	103	16.51%
4226	25	0	25	ERR
4227	850	1522	-672	-44.15%
4228	1280	1528	-248	-16.23%
4229	586	883	-297	-33.64%
4230	576	845	-269	-31.83%
4231	614	824	-210	-25.49%
4232	543	899	-356	-39.60%
4233	425	598	-173	-28.93%
4234	789	947	-158	-16.68%
4235	469	634	-165	-26.03%
4236	2302	2992	-690	-23.06%
4237	680	427	253	59.25%
4238	181	292	-111	-38.01%
4239	463	754	-291	-38.59%
4240	1309	1343	-34	-2.53%

FIGURE 1: SUBMARKET AREA MAP

Source: Bay Area Economics



BACKGROUND REPORT ONLY- September 1991

Early Sightings—Berkeley Results from the First Release of Census Data

Nathan Landau

Introduction

The first set of 1990 Census data (known as Summary Tape File 1--STF 1) has been released. Data has been released for the "100% Count" items--race and ethnicity, tenure, household composition, age. These questions on the Census are answered by everyone on the Census short form. The "sample" or "long form" items--income, occupation, industry, educational attainment, student status, unemployment--are not yet available. A complete picture must await the availability of this information. But STF1 tells us quite a bit about changes in Berkeley's population.

This analysis does not have a particular policy aim, although some data (particularly that on changes in the composition of renters) may have significance for City policy. Rather, the report is intended as an update and a contribution to discussions of Berkeley's population. It concentrates on changes in Berkeley between 1980 and 1990, though modest attention is paid to longer term trends and comparisons between Berkeley and other cities in the region.

Summary

The data reveals that:

- o The Asian and Latino population of Berkeley rose significantly, particularly among college age people;
- o The Black population fell only marginally, unlike the 1970's;
- o In the under-25 population, there is a slim non-Anglo majority;
- o South Berkeley (subarea 5) retains a slender Black majority, while West Berkeley (w. of San Pablo) now has no majority group;
- o Over 3,000 rental units were lost, with the heaviest percentage losses in the Hills and Central Berkeley;
- o Non-Anglos now constitute over 40% of renter households;
- o The population in households decreased, while the population in group quarters (e.g. dormitories, fraternities, sororities) increased.

Racial/Ethnic Shifts

Berkeley became more racially and ethnically diverse in the 1980's, through the growth of the Asian and Latino population. The Black population fell less than 10%, compared to a 25% shrinkage in the 1970's. On a regional level, Berkeley has the 7th highest proportion of Blacks in its population among the 98 Bay Area cities.

Table 1: Berkeley Population by Race/Ethnicity

Group	1980		1990		1980-90
	Population	% of Total	Population	% of Total	Change
White(not Hisp)	65,923	64%	59,865	58%	-9%
Black	20,468	20%	18,700	18%	-9%
Asian	9,897	10%	14,755	14%	+48%
Latino	5,219	5%	8,589	8%	+65%
TOTAL	103,328		102,724		-1%

Note: In many cases 4 groups will not equal total, due to small other groups.

Black Population

The Black population fell a surprisingly moderate amount. Losses in historic Black areas--South and West Berkeley--were partially offset by gains on and near the UC campus. San Pablo Park tract 4233, for example, went from a Black population of 2,755 (83% of tract total) in 1980 to a Black population of 2,395 (72% of tract total) for a loss of 360 Black people. Meanwhile South Campus tract 4228 went from 198 Black residents in 1980 to 600 in 1990, a gain of 402 (though they still represented only 9% of tract population).

In general, the locational pattern of the Black population remained as it was in 1980, only in more dilute form. In 1980, 4 Census Tracts (4232,33,34,and 40) had Black majorities, ranging from 60% of tract population in 4232 (Oceanview South) to 83% of tract population in 4233 and 4240 (South of Ashby). In 1990, the 4 still had Black majorities, but they ranged from 52% in 4232 to 74% in 4240. Another notable example of this trend was tract 4231 (SUDS) which was 45% Black in 1980, but only 33% Black in 1990.

Black population losses were found among both homeowners and renters. The number of Black homeowners declined 13% from 3,604 to 3,122. The number of Black renters fell a similar absolute amount, from 5,141 to 4,631, registering a 10% loss. The greater relative decline of homeowners means that 60% of Black Berkeley households are renters, up from 56% in 1980. Thus in 1980, Black households were slightly less likely to be renters than Berkeleyans as a whole (62% renter). Now, Blacks are slightly more likely to be renters than Berkeley residents generally (56% renter). See Tables 2,3,and 4.

The Black population aged during the 1980's. The number of Black children 17 and under fell by 800, from 5,048 to 4,248. While the number of Black 18-24 year olds edged up, the number in the 45-64 category fell sharply (from 4,675 in 1980 to 3,398 in 1990). The Black elderly grew from 2,895 to 3,313, comprising 29% of Berkeley's elderly. This pattern suggests the aging of a Black generation in Berkeley which will only "reproduce" itself if today's college age youth remain in Berkeley and find permanent homes.

Asian and Latino populations

Asians and Latino populations grew substantially in Berkeley in the 1980's. Today, unlike in 1980, there are more Asians and Latinos (combined) in Berkeley than Blacks. This shift has occured in other Bay Area cities.

It seems clear that much of the Asian and Latino population gain is among UC students. The combined Asian and Latino percentage of the population in the Campus subarea climbed from 19% in 1980 to 31% in 1990. Age data reinforces this impression. There were 6,006 Asians between 18 and 24 years old, making up 26% of this age group. Asians made up no more than 15% of any other age group (25-34). The 2,998 Latinos were 13% of the 18-24 year old group, also their largest presence (although Latinos also were 12% of children under 5).

In contrast to Blacks, Asians are well distributed throughout Berkeley. Most tracts in the city are between 10% and 30% Asian. No tract is less than 5% Asian (4240) or more than 33% Asian (4226, the Campus). After the Campus area, which is 22% Asian, the highest concentration is in Central Berkeley, which is 16% Asian.

Chinese Americans are the largest subgroup among Berkeley Asians, with 6,674 people or 45% of the Asian population. Japanese Americans at 2,838 (19% of Asians) are next. Smaller groups, such as Koreans, Asian Indians, Vietnamese, and Filipinos had the fastest population growth rates. The Japanese population actually declined slightly (8%). This is presumably because a portion of the Japanese population is non-student based, but is a longstanding and presumably aging "town" population.

Latinos remain concentrated in West Berkeley, although a secondary concentration around Campus has developed. The 3 Census Tracts that are 20% or more Latino are those in West Berkeley, where 19% of the Latino population (but only 7% of the total population) lives. The other 6 tracts which are 10% or more Latino are (with one exception, 4234) either adjacent to the West Berkeley tracts or in the Campus area.

The Latino population is a very young population. Latinos represent 12% of the population under 5, 11% of the population between 6 and 17, 9% of the population between 25 and 34, but only 3% of the elderly over 65. This straight line relationship between Latino percentage of the population and youth is broken only by the surge of Latino college students, who are 13% of the 18-24 year old population.

Both Latinos and Asians are heavily renter. In both cases, 70% of households are renters, making them more likely to be renters than Whites or Blacks.

Table 2: Percentage of Racial/Ethnic Group Households which are Renters

Group	1980 Renter Percentage	1990 Renter Percentage
White (not Hisp.)	62%	51%
Black	56%	60%
Asian	65%	70%
Latino	72%	70%
TOTAL	62%	56%

Owners and Renters in Berkeley

There has been a tremendous amount of not always well-informed discussion about owner-occupied and rental housing in Berkeley. The Census has demonstrated that the most pessimistic predictions of loss of thousands upon thousands of rental units were unjustified, but they did show over 3,300 rental units lost.* Steve Barton has already analyzed the type of building these losses occured in--noting that conversions to owner occupancy occured primarily in single family and duplex structures.

We should first look at who owners and renters in Berkeley are. They are not who they used to be:

Table Three: Owner Occupancy and Renter Occupancy by Race/Ethnicity

Group	Owner Occupied Units			Renter Occupied Units		
	1980	1990	Change	1980	1990	Change
White (NH)	11,428	13,368	+17%	18,608	14,194	-24%
Black	3,604	3,122	-13%	5,141	4,631	-10%
Asian	1,252	1,654	+38%	2,336	3,835	+64%
Latino	488	720	+47%	1,262	1,683	+33%
TOTAL	16,883	18,941	+12%	27,821	24,512	-12%

Table Four: The Racial/Ethnic Composition of Owner and Renter Occupied Units

Group	Owner Occupied Units		Renter Occupied Units	
	1980	1990	1980	1990
White (NH)	68%	71%	67%	58%
Black	21%	16%	18%	19%
Asian	7%	9%	8%	16%
Latino	3%	4%	5%	7%
TOTAL	100%	100%	100%	100%

These tables (along with Table 2) show important divergences in how Whites and non-Whites are functioning in the Berkeley housing market. While a bare majority of Whites are still renters, an increasing number are opting out and purchasing units (it is of course impossible at this stage to say if they are the same or different households). Blacks are falling in both the ownership and rental market, but more quickly in owner occupied units, thus becoming more likely to be renters. Asians have moved heavily into the rental market, doubling their share of it. While Latinos are fractionally less likely to be renters than in 1980, they have also increased their share of the rental market. If present trends were to continue, by the end of the decade most renters in Berkeley would be people of color.

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*Steve Barton adjusts to figure to 3,100 to take account of residential hotel units he notes as misclassified as group quarters. This analysis will use 3,300 because it is the reported figure.

Loss of Rental Units

The decline of rental units by 3,300 represents a loss of some 12% of the 1980 rental stock. This occured in a context where the overall occupied housing stock declined by 3% or 1,250 units. Thus more rental units were lost than owner occupied units were gained. In addition to rental units being sold off for owner-occupancy, it seems likely that rental units have been consolidated into owner occupied units in the same structure.

Locationally, the largest percentage losses occured in the Hills and Central Berkeley. Despite the fact that the Hills in 1980 already had by far the highest percentage of owner occupied units (70% of Hills area stock), they had the greatest percentage decline in rental units--24%. The second largest decline occured in Central Berkeley, where 15% of rental units were lost.* This distribution suggests a pattern of the most desirable units being sold off for owner occupancy, rather than one where unduly low rents under rent control force inferior units off the market.

Table Five: Owner and Renter Occupied Units by Subarea, 1980 and 1990

Subarea	Owner Occupied Units				Renter Occupied Units				Total Units	
	1980		1990		1980		1990		1980	1990
	No.	% of Stock	No.	% of Stock	No.	% of Stock	No.	% of Stock		
1-Hills	7,533	70%	8,063	76%	3,281	30%	2,484	24%	10,814	10,547
2-Central	3,745	39%	4,362	47%	5,746	61%	4,867	53%	9,491	9,229
3-Campus	1,520	12%	2,053	16%	11,593	88%	10,425	84%	13,113	12,478
4-West Berk.	916	36%	1,059	40%	1,655	64%	1,595	60%	2,571	2,654
5-South Berk.	3,169	36%	3,404	40%	5,545	64%	5,141	60%	8,714	8,545
CITYWIDE	16,883	38%	18,941	44%	27,820	62%	24,512	56%	44,703	43,543

Table Six: Decline in Rental Units by Subarea

Subarea	1980 Rental Units	1980-1990 Decline	Decline as % of 1980
1-Hills	3,281	-797	24%
2-Central	5,746	-879	15%
3-Campus	11,593	-1,168	10%
4-West Berk.	1,655	-60	4%
5-South Berk.	5,545	-404	7%
CITYWIDE	27,820	-3,308	12%

*There were small offsetting gains in rental units due to new construction (mostly of publicly assisted housing). However, only in West Berkeley do these substantially affect the area's statistics. West Berkeley had a small base number of units, and had both a large publicly assisted project (Oceanview Gardens) and live-work units completed in the 1980's. If this construction had not occured, and other housing market trends remained the same, West Berkeley's loss rate would be between 7% and 10%.

Housing Values

In the rental stock, rent control moderated rent increases over the 1980's to 73%. This figure still exceeded the Bay Area Consumer Price Index for all items, which increased 64% over the period.

There was no such force moderating housing values. The median value of a single family house in Berkeley, as reported by homeowners themselves, jumped from $96,400 to $261,000 in 1990. This 171% increase in house value was 27th among the 98 Bay Area cities, and closely paralleled the rise in values in Alameda County of 168% (from a 1980 median of $84,900 to a 1990 median of $227,200.

These statistics suggest that ownership housing continues to be radically unaffordable. If ABAG's estimate of Berkeley's median household income--$37,500--is correct, such a household probably cannot afford even the median house in the cheapest Census Tract 4220. That median "house" costs $139,900--over 3.7 times the median income.

Trends in house value varied by about 50% across the city. Medians of course cannot be aggregated from tracts into subareas, but we can look at the tract values individually. The smallest increases (as low as 97%) were recorded in Campus area tracts, which have a limited homeownership market. Outside the Campus area, increases ranged from 142% in Hills Census Tract 4211 to 213% in Savo Island Census Tract 4235. In general, the largest increases, where values at least tripled (increased at least 200%) were found in West Berkeley and South Berkeley. All of the tracts in these areas had values at least triple, except for tract 4239 (which goes east into the Elmwood), where values increased 187%. Central Berkeley tracts had value increases of 161-187%, generally at or above the citywide average.

This pattern of the cheapest areas increasing most reversed the 1970's pattern, where the Hills saw the greatest increase in value. Hills tract increases ranged from 142% to 163%, except for Thousand Oaks tract 4213, where values rose 173%. Perhaps with the median value at $461,400 in Claremont tract 4238 and at $390,900 in North Hills tract 4212, there is a tiny bit of braking influence.

Household Characteristics

The types of households which live in Berkeley also indicate the character of the city's population.

One area of small, but noteworthy, change was the balance between the household and the group quarters population. "Households" consist of 1 or more people living together in a housing unit, such as a house or apartment. Households may or may not be families. Group quarters house 10 or more unrelated people in a single living quarters--examples are dormitories, fraternities, sororities, nursing homes, etc.

Berkeley's historically high percentage of group quarters residents increased further in the 1980's (due primarily to additions to UC housing), as Table Seven illustrates. It should be noted that this table is based on the number of people living in households and group quarters, as opposed to the number of households, the basis of later analysis.

Table Seven: Household and Group Quarters Population, 1980 and 1990

	1980		1990	
	Number	% of Total	Number	% of Total
Household Population	93,343	90%	91,442	87%
Group Quarters Pop.	8,985	10%	11,282	13%
TOTAL POPULATION	103,328		102,724	

Turning to the composition of the household population, we find almost no change between 1980 and 1990 in the type of households in Berkeley, although the number of households declined by over 1,200 (or some 3%). In 1990 as in 1980, 43% of Berkeley households were families, while 57% were not. Families are those households where people related by birth or marriage live together; non-family households include people living alone or unrelated people sharing a house.

The largest group of households remained persons living alone, which accounted for 40% of households in both 1980 and 1990. Tenants were more likely to live alone than owner-occupants, with renters accounting for 71% of the one person households. However, homeowners had become a higher proportion of those living alone--homeowners were 23% of the 1 person households in 1980, 29% in 1990. Other non-family households (unrelated people living together) stayed at 17% of households.

The composition of family households remained stable as well. Families based on married couples continued to be some 2/3 of all families, or 29% of total households. Single parent families and other families (related people without a child under 18) continued to comprise 14% of total households.

This stability was not evident among Black (headed) families. While the total number of Black households fell 10% from 1980 to 1990 (greater than the Black population decline), the number of Black families fell 16%. The number of Black married couple families fell twice as fast, by some 33%. In 1980, married couples were 31% of Berkeley Black households, in 1990, they were only 23% of households. Disturbingly, the married couple share fell faster in Berkeley than in Alameda County as a whole. In the County, married couple families were 33% of Black households in 1980, 28% in 1990. Some of the relative decline of married couple families may result from the aging of the Black population (e.g. one spouse dies). The increase in the number of Black students at Cal also slightly increases the relative weight of non-family households. Detailed data to assess the relative weight of these factors is not yet available.

Age of the Population

Berkeley's population aged in the 1980's. The citywide median age (the age where there are as many people older as younger) rose from 29.0 years to an estimated 32.9 years--almost a 4 year gain.* By contrast, Alameda County's median age rose by less than 1 year from 31.5 to approximately 32.5.

*Median ages in 1990 were interpolated from reports of age categories, by assuming that there were an even number of people at each year within the (generally 5 year) group. This could introduce some inaccuracies.

The increase in age did not stem from a loss of children. The percentage of Berkeley's population under 17 remained at 15% from 1980 to 1990. The under 5 population actually increased from 4,009 to 4,720 (and from 4% to 5% of the population), thus providing the long trumpeted "baby boomlet." Rather the aging appeared to represent the aging in place of the "baby boom" generation. The percentage of Berkeleyans between ages 25 to 34 fell from 24% in 1980 to 19% in 1990, while the percentage of 35 to 44 year olds correspondingly increased from 12% to 17%. The 45-64 year old group crept upward from 14% to 16% of the population, while the over 65 group remained 11%.

The most dramatic aging occured in the Hills, where apparent median ages soared as much as 6 years. Hilltop Census tract 4211 saw its median age rise from 37.5 in 1980 to 43.9 in 1990. Elsewhere in Berkeley, increases were more moderate.

Youthful Berkeley and older Berkeley have very different ethnic characters. In the below 25 population of 37,722, there is 51% non-Anglo (Black + Latino + Asian) majority. Among the 65,002 who are over 25, 73% are non-Hispanic White. In the under 18 population, Blacks are the dominant non-Anglo population--Blacks are 29% of all people under 18. In the college age 18-24 year old group Asians are the leading non-Anglo group, with fully 26% of that population group. Only in the oldest populations do Blacks again play a major role, representing 20% of those 45-64 and 29% of those over 65.

Subarea Developments

Hills (Subarea 1)--Increase in Owner-Occupancy

The Hills subarea consists of Census Tracts 4211 through 4217 on the north side, and Tract 4238 in the Claremont. The area began the 1980's as an overwhelmingly White, predominantly homeowner area. It ended the 1980's as an overwhelmingly White, even more homeowner dominated area. The White proportion of the area's population fell marginally from 87% in 1980 to 84% in 1990. The only non-Anglo group with significant representation was Asians, who make up 9% of the area's 24,560 people. Interestingly, the overall population of the Hills fell 6% in the 80's, from 26,041 to 24,560.

The aging of Hills populations apparently resulted not from any lack of children--Hills tracts showed similar or higher percentages of population under 17 than in the city as a whole. The change presumably represents aging in existing residents in place (with younger would be buyers apparently unable to afford the area). The area's loss of rental units (the percentage of owner-occupied units grew from 70% in 1980 to 76% in 1990) would also lead to aging, as the median age of Berkeley renter householders is about 34, compared with some 52 for homeowners.

Central Berkeley (Subarea 2)--Loss of Rental Units

Central Berkeley is the area between MLK (the Alameda) and San Pablo Ave. between the Albany line (extended eastward by Hopkins St.) and Dwight Way. It incorporates 6 Census Tracts--4218, 4219, 4222, 4223, 4230, and 4231. If there is a "middle Berkeley", most closely matching the overall city's characteristics, this area is it. As in the city as a whole, the Asian and Latino population here grew, while the Black population declined (the overall population changed by 118).

Table Eight: Ethnic Composition of Central Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	58%	56%
Black	24%	19%
Asian	13%	16%
Latino	6%	8%

Black population fell in all but 1 tract within the area (4218, "Cow Hollow", which had the smallest Black percentage in 1980). The sharpest fall, however, was in Tract 4231 ("SUDS") which went from 45% to 33% Black. The Asian population was primarily a longer term resident "town" population, rather than a student. Citywide, fully 40% of Asians are between 18 and 24 years old, but in Census Tract 4219 (Westbrae) only 9% were in that bracket, in Tract 4223—as little as 1/2 mile from Campus—only 13% were 18-24.

Central Berkeley experienced the sharpest shift from rentals to owner-occupancy of any city subarea. In 1980, 61% of units were rented, while 39% of units were owner-occupied. By 1990, there was an 8% shift, with 53% of units rented and 47% owner occupied. This shift is partially explained by the relatively high proportion of single family houses which were rented in this subarea in 1980—26% as against 21% citywide. The area also has a higher than average proportion of units in 2-4 unit buildings, also conversion candidates.

Campus (Subarea 3)—Growth in Non-Whites

The Campus subarea forms a ring around the University of California campus. It consists of Census Tracts 4225, 4226 (Central Campus itself), 4227, 4228, 4229, 4236, and 4237. This young, heavily student area saw the proportion of non-Anglos increase significantly in the 1980's (the overall population of the area edged up by some 500 people to 32,498). All non-Anglo groups increased, most strikingly Asians. These changes almost certainly result from changes in the composition of UC students.

Table Nine: Ethnic Composition of Campus Subarea, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	76%	62%
Black	3%	6%
Asian	14%	22%
Latino	5%	9%

The role of the University is also seen in the increase in group quarters population here. The group quarters population rose from 8,280 in 1980 to 10,033 in 1990--a 21% gain. Group quarters thus increased from housing 26% of the area's population in 1980 to housing 31% in 1990.

The household population remained overwhelmingly renter. The proportion of owner-occupied units edged up from 12% in 1980 to 16% in 1990, leaving 84% renter. In absolute terms, 1,168 rental units were lost, while 533 owner-occupied units were added.

West Berkeley (Subarea 4)--The Truly Diverse Part of Town

West Berkeley is the area west of San Pablo Ave.--industrial area Census Tract 4220, and Tracts 4221 and 4232, taking in the West Berkeley and Waterfront planning areas. This relatively lightly populated area (6,891) became in the 1980's the one part of Berkeley with no majority ethnic group. The Black proportion of the population declined, but remained a plurality, while Latinos more than doubled their share. The lack of White gains is particularly unexpected (although northern residential tract 4221 went from 24% to 29% White). West Berkeley's absolute population reportedly jumped by 706 people, or 11%, far exceeding development there. However, some of this increase may result from homeless people being "assigned" West Berkeley locations (this could also affect ethnic statistics).

Table Ten: Ethnic Composition of West Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	29%	30%
Black	50%	40%
Asian	7%	8%
Latino	10%	23%

West Berkeley remained predominantly renter, aided by city-supported construction projects. Renters dropped from 64% to 60% of West Berkeley units, with a net loss of only 60 units.

South Berkeley (Subarea 5)--Still a Black Majority, Just Barely

South Berkeley, Subarea 5, takes in Census Tracts 4233, 4234, 4235, 4239, and 4240. It is similar to the South Berkeley planning area, which only incorporates part of Tracts 4235 and 4239. The ethnic population changes in South Berkeley were remarkably similar to West Berkeley. Here, However, the population remained majority Black, having started more heavily Black than in West Berkeley. White population overall was stable, but grew modestly in the most heavily Black tracts. Tract 4233, San Pablo Park, went from 12% White in 1980 to 16% in 1990, while tract 4234 immediately to the east went from 23% White to 29%. Whites in Tract 4240 grew from 11% to 15% of the population.

It might be noted that the population of the planning area (which has an eastern boundary of Shattuck Av.) was 68% Black in 1980 and 60% Black in 1990. The population increase here as well was in Asians and Latinos (who actually increased more quickly in the planning area), not Whites. The absolute population of Subarea 5 fell by less than 100 people during the 1980's to 19,192.

Table Eleven: Ethnic Composition of South Berkeley, 1980 and 1990

	Percentage of Population, 1980	Percentage of Population, 1990
White, non-Hispanic	32%	32%
Black	59%	51%
Asian	5%	8%
Latino	4%	8%

South Berkeley experienced a relatively minor loss of rental units. The proportion of owner occupied units--again mirroring West Berkeley--grew from 36% to 40%, leaving 60% of units renter.

C. Needs of the Homeless Population

1. Overview

Shelter is a basic human need. Yet Berkeley's homeless population is estimated at 1,000 and 1,200 for whom that need is not being met (the 1990 Census known for its undercounting of the homeless population placed that number at 765 persons). The description that follows on need of those who are homeless in Berkeley which was submitted as part of the City's Shelter plus Care application provides important details about the characteristics and needs of the homeless population.

It is difficult to obtain precise data about subpopulations within those who are homeless, especially those who are not in shelters. figures cited in Table ID are based on the experience of Community Based Organizations (CBOs), the City, and a recent survey undertaken in Berkeley of both those who are in shelters and in the streets. That survey as well as CBOs' experience, indicate that there is considerable variety among the homeless population and different reasons why people become homeless. The major findings of the City's survey are:

(a) In general, homeless persons have been living on the street for a long time (once someone becomes homeless it is difficult to re-enter into a housed situation),

(b) A large portion of the homeless populationhave health problems and problems with drug-/alcohol dependency, and/or have mental disabilities or other problems that necessitate social services. The need is greater the longer persons are without a home.

(c) Most of the homeless persons in Berkeley are adults (although it is estimated by ESN that in Alameda County there are approximately 3,000 runaway youths).

(d) About 20-25% are families with one or two children.

(e) About 25% are veterans.

The City has a greater level of shelters and transitional housing than comparable localities. Attachment 1D indicates that there are approximatley 220 shelter beds in Berkeley, with a winter overflow capacity of 100 beds; and xx of transitional housing for women, families with children, and single men). As can be seen in attachment 1D, Berkeley (and Alameda County) also has many organizations that provide a variety of health and social services. However, homeless service providers all agree that social services and

temporary shelter are not enough. Without permanent housing, it is difficult for homeless persons to improve their quality of life, undertake the types of activities necessary to attain greater self-dependency, and fully re-enter society. Moreover, housing (not just shelters) must be combined with services to really meet the needs of those who are homeless.

The problem of homelessnesscan be solved, and fortunately, the vast majority of Berkeley's population sees homelessness as a major, if not the major, housing concern in the City and wants to deal with it in a humane way. The community is involved in trying to deal with the problems created by homelessness for both the individuals directly involved and the City as a whole. Increasingly, the goal is to move away from a model of "charity" to one of "solidarity". That is, to distinguish between subgroups and individuals and to tailor programs and assistance given accordingly. That model acknowledged the positive attributes of those who are homeless and the importance of providing assistance that leads towards greater self-empowerment. In order for Berkeley to meet its goal of ending homelessness in the City, however, substantial government resources are needed from all levels; each locality must do its "fair share" and not just drive out those who are homeless from their community into a nearby one. Finally, while government has an important role in eliminating homelessness by setting the tone and providing resources, ultimately it is the community's feelings and actions that determine what can be done.

In Berkeley, the community response continues to be a positive one. Over the last two years, additional services/emergency shelters and transitional housing, and some permanent housing for those who are homeless have been made available. Coordination has increased between CBOs; between the CBOs and City government. There is also greater coordination at the regional level. These efforts seem to have stabilized the homeless population at around 1,000-1,200 persons despite the worsening economic situation. The challenge this year is to reduce that number; improve services; and to assist those at risk of homelessness.

ATTACHMENTS

DESCRIPTION OF NEED

I. Estimate of Population to be Served

Like other core urban cities, Berkeley is beset by homelessness. Indeed, virtually every area in Berkeley, be it residential or commercial, is impacted by a significant number of individuals with unmet critical needs who reside in places not meant for human habitation. The March, 1990, "S-Night/T-Night" Census count identified 765 homeless individuals in Berkeley. Subsequently, the Census Bureau/Department of Commerce acknowledged an undercount of approximately 25%, yielding an "actual" homeless count closer to 1,000 individuals. This latter figure is closer to the City's baseline estimate of 1,000-1,200 homeless individuals, identified by informal studies conducted by the City's Homeless Services Office, Outreach Program contacts, shelter intake figures, and other estimates offered by service providers, City gardeners and the Police and Fire Departments.

The demographic composition of the approximately 1,000 homeless individuals, includes the seriously mentally ill (20%), those with serious drug and/or alcohol problems (30%), the dual diagnosed (40%), and those with AIDS or who are HIV Positive (10%). A conservative estimate is that only approximately 30% of the above population, or approximately three hundred individuals, are utilizing (on an ongoing basis) the comprehensive array of support services provided by the City and its non-profit service providers. As a result, approximately 80% plus of the remaining unsheltered homeless population, or 560 individuals, are within the SPC Program targeted population. Of this number (560), the City of Berkeley proposes to address the long-term housing and support services needs of about one-quarter (129 individuals) of these presently under-served or unserved hard to reach individuals via the TRA Component of the SPC Program.

II. Description of Characteristics and Needs of Homeless Population

In May, 1993, a joint study of homelessness in Berkeley was conducted by the City's Homeless Services Office and the Departments of Social Welfare, Public Health and Political Science at UC Berkeley. The study included: a) bio-statistical data; b) demographic characteristics; c) identified (self-reported) psycho-social-physical needs; and d) service utilization and user-evaluation of such services.

The City-wide study identified some important characteristics and needs of Berkeley's homeless population, including:

General Demographics:

- Age Range: 19 years to 53 years (75% male; 25% female)
- Mean Age: 36 years
- 42% report being homeless more than once
- 43% report being chronically homeless (5 years or more)
- 25% report veteran status

Income Source:

- 57% receive governmental assistance (non-recipients report such obstacles as burdensome application process and too lengthy a wait)
- 32% are Section 8 Applicants (wait listed)

Needs:

- 51% reported medical problems (asthma, diabetes, epilepsy, alcoholism and migraine headaches)
- 67% have been HIV tested
- 71% TB tested (none self-reporting being either TB positive or active)

Service Utilization:

- 50% use shelters on regular basis
- 37% intermittently use shelters
- 71% use meal programs
- 58% regularly use drop-in programs
- 43% have sought mental health treatment services (71% of users of such services found them to be useful; 69% prefer individual rather than group counseling)
- 34% have sought drug or alcohol treatment services (53% of users of such services found them to be useful)
- 69% prefer a residential A&D program over an outpatient one
- 43% use employment, legal and/or housing services

Service-User Evaluation:

- 63% found Berkeley Services to be of higher quality than elsewhere
- Majority of respondents seeking longer term services/solutions (i.e., housing)
- Majority seeking drug-free & violence-free program settings
- 52% seek employment, training and/or business opportunities

This City-wide study identified distinct homeless sub-groups, who require a different array of social services to achieve some measure of residential stability, increased skill level/income and greater self determination. Among the sub-populations to be targeted are: 1) homeless veterans (30%); 2) the seriously mentally ill (35%); 3) homeless families (20%); and 4) homeless youth (15%). These sub-populations, of course, manifest those several disabilities (mental illness, substance abuse, dual diagnosis and/or AIDS) targeted for SPC Program support in this Proposal.

The survey indicated that more than 70% of those responded sought, or were seeking, long term solutions to end their homelessness. One homeless individual summarized a common response that the priority for needed services were those offering long-term, rather than emergency, services: "We need to find places to live and ways to pay for it." For individuals such as this, for whom the City and agencies have not to date been able to offer near permanent affordable housing, the SPC Program offers the critically needed component of long term (affordable) housing with support services.

The challenge and opportunity presented by this SPC Proposal is to target those "hard-to-reach" homeless individuals who, as a general matter, do not consistently use existing services (for any number of reasons) or who might be best described as "service resistant." These individuals, as indicated by the survey, exhibit a chronicity to their homelessness, with over 40% indicating that their median length of time being homeless is 3.5 years.

RECEIVED
JUL 3 0 1993

Alameda County Emergency Shelter and Voucher Programs

Information & Referral United Way Help-line 1-800-273-6222 Eden I & R 537-2552

Shelter Programs	Phone	City	Area Served	Target Population	Beds	Stay
Midway Shelter	522-7711	Alameda	Alameda Co.(Alameda city pre)	Adults & children	30	29 days
United Pilipinos of Alameda	522-4284	Alameda	Alameda City/Alameda Co.	Families , women & children	16	14 days
**Berkeley Emergency Food Project	841-2789	Berkeley	Berkeley/ Alameda Co	Men, women & children	60	60 days.
**Harrison House/BOSS	848-3378	Berkeley	Alameda Co.	Men, women & children	90	90 days
SAVE	794-6056	Fremont	Tri-Cities, Alameda Co.	Battered women & children	30	30 days
Tri-City Homeless Coalition	252-0910	Fremont	Alameda Co.	Families, Individuals	60	60 days
Emergency Shelter Program	581-1171	Hayward	Bay Area	Women & children	40	30 days
FESCO	5813223	Hayward	Alameda County	Families	24	60 days
Human Outreach Agency	582-1171	Hayward	So. Alameda County	Men	18	60 days
South County Homeless Project/Boss	732-5950	Hayward	So. Alameda County	Mentally Disabled	46	60 days
Family Crisis Center for Families	449-1664	Livermore	Tri-Valley Area	Families	14	14 days
Shepherd's Gate	449-5845	Livermore	So. Alameda County	Women & children	16	7 days
Tri-Valley Haven for Women	449-5845	Livermore	So. Alameda County	Battered Women & children	16	21 days
A Safe Place	444-7255	Oakland	Alameda County	Battered women & children	20	30 days
Casa Vincentia	638-5937	Oakland	Alameda County	Homeless pregnant women 18-25 yrs	6	2 mos after birth
East Oakland Community Project	532-3211	Oakland	All	Families/individuals	80	30-90 days
First Step Emergency Shelter	271-8080	Oakland	Alameda County	Men & women	30	28 days
Henry Robinson MSC	419-1004	Oakland	Alameda County	Men & women	30	30 days
Oakland Homeless Project	465-0881	Oakland	Alameda County	Mentally Disabled	45	30-60 days
Peniel Mission	452-3758	Oakland	Any	Single Men	30	4 days/mo
Salvation Army Center/Social Svcs.	451-5547	Oakland	Alameda-Contra Costa Counties	Families	40	30 days
Women's Refuge	547-4663	Oakland	Alameda County	Women & Children	30	30 days
San Leandro Shelter	357-0205	San Leandro	Alameda County	Women & Children	30	30-60 days

Voucher Prog. Food & Shelter	Phone	City	Area Served	Target Population
Red Cross/Alameda (F)	522-7711	Alameda	City of Alameda	Families & Individuals
**Salvation Army/Berkeley(F)	549-3426	Berkeley	Alameda County	Families & Individuals
**Women's Day Drop-in Ctr(F)	658-7231	Berkeley	Alameda County	Women & children
**Project Open Hand(F)	596-8200	Berkeley	Alameda County	Individuals w/ HIV symptoms
La Familia Counseling Serv.(F)	881-5921	Hayward	Alameda County	
Emergency Fund Center(F/S)	447-4186	Livermore	Livermore & Amador Valley	Emergency situations
Livermore Police Department	373-5303	Livermore	Livermore	Emergencies & dire need
The Center(F)	449-1664	Livermore	Tri-Valley Area	Families & individuals
Al Co. Community Food Bank(F)	568-3663	Oakland	Alameda County	Families & individuals
A Safe Place(S)	444-7255	Oakland	All	Battered Women & children
Catholic CHarities/General & HIV-AIDS)	834-5656	Oakland	All	Individuals diagnosed HIV-AIDS
East Oak Switchboard(F/S)	469-6369	Oakland	Alameda County	Families & individuals
Highland Hosp/Social Serv(F/S)	437-5192	Oakland	Alameda County	Families & individuals
Oakland Independence Supt Ctr.(F/S)	465-2904	Oakland	Primary Alameda Co.	Mentally Disabled
Project Outreach(F/S)	534-1088	Oakland	Alameda County	Families & individuals
St. Vincent de Paul Society(F)	638-7600	Oakland	Alameda County	Low Income
Pleasanton Police/Local Churches	484-8127	Pleasanton	Pleasanton	Emergency situations
Davis Street Community Center(F/S)	635-8200	S. Leandro	Alameda County	Families & individuals

Total Beds
North Co. 537
South Co. 264
801

Emergency Services Network
1825 San Pablo Suite 203
Oakland CA 94612
510 4521-3138

Revised 1993

Program	Address	City	Phone	Area Served
Aids				
AIDS Project of East Bay	565 16th St. 3rd Fl	Oakland	834-8181	Alameda County
Catholic Charities	433 Jefferson	Oakland	834-5656	Alameda County
Second Chance	6830 ThorntonAvene	Newark	792-4357	Alamada County
The Center		Oakland		Alameda County
Food Progrma				
** Berkeley Emergency Food Project	2140 Dwight Way	Berkeley	841-2789	Berkeley, Ala. Cc
Tri-City Volunteers	937350 Joseph St.	Fremont	793-4583	Tri-Cities Area
Salvation Army	430 A Street	Hayward	581-6444	Hayward
Salvation Army	36700 Newark Blvd.	Newark	793-6319	Tri-Cities Area
OISC	580 18th Street	Oakland	465-2904	Alameda County
Open Door Mission	92 7th Street	Oakland	451-7924	Alameda County
Project Outreach	Box 43387	Oakland	534-1088	Alameda County
St. Vincent de Paul	675 23rd Street	Oakland	452-7698	Alameda County
St. Vincent de Paul	9235 San Leandro	Oakland	568-3663	Alameda County
Health/Dental Care				
** Berkeley Free Clinic	2339 Durant Ave.	Berkeley	548-1730	Alameda County
** Over 60 Health Clinic	1860 Alcatraz Ave.	Berkeley	644-6060	Alameda County
Tri-City Health Center	38355 Logan Drive	Fremont	797-1188	Tri-Cities Area
Hayward Community Health Ctr.	224 W. Winton, #113	Hayward	670-5300	Alameda County
Alameda Co. Health Care Service	470 27th Street 2nd fl.	Oakland	271-4263	Alameda County
Health Care for the Homeless	1900 Fruitvale Ave.	Oakland	532-1930	Alameda County
La Clinica de la Raza	1515 Fruitvale Ave.	Oakland	534-0078	Alameda County
East Oakland Health Center	7515 E. 14th Street	Oakland	835-9610	Oakland
West Oakland Health Center	700 Adeline	Oakland	835-9610	Oakland
Valley Community Health Center	4361 Railroad Ave.	Pleasanton	462-1755	Pleasanton
Tiburcio Vasques Health Center (bilingual)	33255 9th Street	Union City	471-5880	So. Alameda Co.
Housing Assistance				
Echo Housing	770 A Street	Hay., Oak., Berk., Livm.	581-9380	Alameda County
Eden I&R	570 B Street	Hayward	537-2552	Alameda County
Legal Services				
** Berkeley Community Law Center	3130 Shattuck Avenue	Berkeley	548-4040	Alameda County
ECHO Landlord/Tenant Services	770 A Street	Hayward	581-9380	South Co except
Homeless Action Center	2101 - A Woolsy	Berkeley	540-0878	Alameda County
** Legal Aid Society	2253 1440 Broadway, #700	Oakland	451-9261	Alameda County
Legal Aid Society	22531 Watkins	Hayward	538-6507	Alameda County
Mental Health Services				
** Berkeley Drop-in Center	1720 Oregon St., #12	Berkeley	486-1612	Alameda County
Crisis Response	563 16th Street	Oakland	268-7836	Alameda County
John George Pavillion				
Mobile Crisis Unit				
Oakland Independence Support Ctr.	580 18th Street	Oakland	465-2904	Alameda County
Rape/Domestic Violence				
BAWAR		Oakland	845-7237	Alameda County
Domestice Violence Law Center	1183 B Street	Hayward	727-0667	Hayward, Fremc
Family Violence Law Center	PO Box 2529	Berkeley	540-5354	Alameda County
SAVE	PO Box 8283	Fremont	794-6055	Tri-Cities Area
** Women's Refuge	PO Box 3298	Berkeley	547-4663	Alameda County
Showers				
** Homeless Shower Program	Telegraph/Derby	Berkeley	64 4-6080	Berkeley
Oakland Indepence Support Service	580 18th Street	Oakland	465-2904	Alameda County
Second Chance	633 Thornton Avenue	Newark	792-4357	Alameda County
Social Services				
Oakland Main	401 Broadway	Oakland	670-6291	Alameda County
Hayward Division	24041 Amador St	Hayeard	670=6007	Hayward Avea
Livermore Division	3311 Pacific Ave.	Livermore	455-0747	Livermoe, Tri-V:
Child Protective Services	401 Broadway	Oakland	596-0456	Alameda County
Other Social Services/I & R	401 Broadway	Oakland, Ber.	596-0250	Oakland, Berkel
		All other areas	670=6007	South County, V
Substance Abuse Programs				
Ala. Co. Drug and Alcohol	160 Franklin #300	Oakland	268-2525	Alameda County
East Oakland	9702 E. 14th St	Oakland	568-2432	Alameda County
Second Chance	6330 Thornton Avenue	Newark	792-4357	Alameda County
The Center	4725 First St #200	Pleasanton	828-4357	Valley

ADDITIONAL HOMELESS SERVICE PROVIDERS IN BERKELEY

American Red Cross of the Bay Area/Berkeley — 2116 Allston Way
Assistance to disaster victims; transportation to blind and frail.

Berkeley Ecumenical Chaplaincy
Transitional housing for 12 persons, & other services — 2345 Channing Way

Berkeley Women's Health Collective — 2908 Ellsworth St.
Health education and information, family planning,
and mental health counseling

Daily Bread — (510) 848-3522
Distribution network for surplus food

Help-Emergency Aid Program — 2340 Durant St.
Office at Berkeley Interfaith Council

Jobs for Homeless Consortium — 2807 Telegraph Avenue
Job counseling, training, placement.
Mataerial assistance to facilitate job search & retention.
Addiction and recovery counseling.

McGee Avenue Baptist CHurch — 1640 Stuart St.
Lunch served, M-W-F

Newman Hall — 2700 Dwight Way
Hot meals first Sunday of month.
Free showers

Pro Per Legal Aid — 2100 Martin Luther King
Jr., Way
Assistance in finding info
needed to deal with legal problems

Veterans Assistance Center — 1407 Addiston St.
Transition House.
Emergency food and shelter vouchers
for Berkeley residents

West Berkeley Health Center — 2031 6th Street
Medical health care services, Alcohol and drug
counseling, AIDS education and prevention servicesP.

CHAS Table 1D

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Homeless Population & Subpopulations

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: CITY OF BERKELEY

Five Year Period: (enter fiscal yrs.)
FY: 1993 through FY: 1998

Part 1: Homeless Population	Sheltered (A)	Unsheltered (B)	Total (C)
Homeless Families with Children			
1. Number of Homeless Families	40	70	110
2. Number of Persons in Homeless Families	100	175	275
Homeless Individuals			
3. Youth (17 years or younger)	10	50	60
4. Adults (18 years and older)	250	450	700
5. Total (lines 2+3+4)	360	675	1,035

Part 2: Subpopulations Homeless Persons with Service Needs Related to:	Sheltered P	Unsheltered (%)
1. Severe Mental Illness (SMI) Only	approx. 20%	approx. 35%
2. Alcohol/Other Drug Abuse Only	approx. 30%	approx. 60%
3. SMI & Alcohol/Other Drug Abuse	approx. 40%	approx. 50%
4. Domestic Violence	approx. 10%	approx. 25%
5. Homeless Youth	n/a	n/a
6. AIDS/Related Diseases	approx. 10%	approx. 15%
7. Other (specify) Veterans	approx. 20%	approx. 25%

Subpopulation percentages are guesstimates given by homeless services providers.

D. Special Needs of Non-Homeless Population

As with information on the number of homeless persons, it is difficult to obtain data on subpopulations with need for supportive housing. The data in Table 1E was obtained from City departments and CBOs routinely in contact with subpopulations with special needs.

The City of Berkeley has a long tradition of funding CBOs and directly providing community resources and services to its residents with special needs. It is one of only a few cities in California that provides public health and mental health services, functions ordinarily performed by counties. Services provided include: chronic disease control and health promotion, maternal and child health, community health protection, communicable disease control and epidemiological services (tuberculin skin testing; TB clinics, venereal disease control program, HIV and AIDS-related services), health services for the elderly, and nursing field services. The City's Mental Health programs include: consultation and treatment of conditions which affect adults, families, youth and children; mobile crisis mental health services delivered outside of a clinic setting, court diversion program providing mental health services to individuals referred by the courts.

The City's attempts to address social service needs at their root by using a holistic approach to helping individuals develop needed skills and obtain resources needed to become self-sufficient and contributing members of society. Increasingly, included in that approach is the consideration and coordination of housing needs of those being assisted (within the constraints of resources and competing priorities). Lines of communications are kept open between the City departments, and between the City and CBOs to develop programs that incorporate housing and social services for those with special needs. In general, special needs projects are most likely to be conceived and developed by CBOs. The City is supportive of feasible special needs projects and often acts in partnership with CBOs to help make them possible.

The types of community services activities undertaken with City support are contained in the Attachment III-C in the Investments and Resources Section.

Elderly

The U.S. Census shows that about 11% (11,252 persons Berkeley's population is over 65 years of age, 5,422 are homeowners and 2,624 renters Approximately 3,345 elderly persons (42%) have some form of disability, with 2,719 having disabilities which prevents them from working. There are 1,459 persons over 85 years of age (approximately 60%, 875 persons, are expected to need assistance with their normal activities).

Where are the other 3000? In convalescent homes?

Using the baselline projections contained in Zedlewski, et al., The Needs of the Elderly in the 21st Century (Washington, DC: Urban Institute Press, 1990), the following need is shown for the elderly population in Berkeley:

* Total Elderly with Some Dependency: 4,031 (35.8%)

* Total institutionalized: 505 (4.5%). This is in keeping with Census figures which indicates that there are 416 persons in nursing homes)

* Elderly with ADL Limitations: 1,486 (14.4%)

The Over 60 Health Clinic, a local non-profit provider of services to seniors, estimates that there 3,150 frail elderly in Berkeley and could benefit by some form of supportive housing. That figure is in line with the Census data on percentage of elderly disabled. Other information on frail elderly comes from City sources. For example, the City's Disability Coordinator estimates that there are approximately 927 elderly who are mobility impaired, the City's Taxi Script and Van Voucher Program serves 854 seniors, 656 of them are low income. The City's Seniors Portable Meals Program serves from 350-400 meals per day and estimates that of those served, there are 250 with acute illnesess.

Not all elderly are in need of housing support assistance. However, the need for such assistance is greatly increased for those with low income. According to the Census, forty eight percent (3,862) elderly households have incomes that are below 50% of median. Of those, approximately 46% have housing problems (1,783 households), and 34% (1,311 households) are paying over 50% of their income for rent or housing costs. As can be seen in the chart below, the greatest need is among both owner and renter households who are very low income. The City estimates that approximately 773 households (25%) of that population is frail and in need of supportive services.

	Housing Problems	>50% of income for housing
income 0-50%		
Renters:	870	415
Owners:	745	801
income 51%-80%		
Renters:	98	70
Owners:	70	25
Total	1783	1311

Housing Needs of the Disabled population

Based on 1990 figures over 6,081 of Berkeley residents are physically disabled who are between the ages of 16 and 64; Assistance to the disabled is generally geared towards affordability and greater accessibility of units (both new and existing) rather than increating housing solely for the disabled. Much of the City's older housing stock is inaccessible but the City's large number of wood-frame housing in 1-4 unit buildings readily lends itself to the installation of ramps, widening of doors and interior changes to make them accessible. The City supports the Center for Independent Living (CIL) to make buildings handicap accessible. It also allows handicap accessible rehabilitation as an eligible activity under its rehabilitation loan programs. **The 1990 Census estimates that there are approximately xxx of persons who are develomentally disabled.** The City is supportive of feasible housing projects undertaken by community based organizations to meet the special needs of this portion of the disabled population.

Other Populations with Special Housing Needs

The Mental Health Department estimates that about 1,175 of the housed population has alcohol/other drug addiction; approximately one quarter may be in need of supportive housing. The Health Department also estimate that the number of persons with AIDS and related diseases range from 1,000 to 2,000. It is very difficult to estimate how many, and at what point, supportive housing needs will be necessary. Making the most conservative estimate, approximately 200 could benefit from such housing now. According to the City's Health Department, **there are xxx of persons with AIDS.** At least 50% of persons in this category are expected to have special housing needs. This year the City will consider applying for a federal grant under the Housing for Persons with Aids (HOPWA) Program.

CHAS Table 1E

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Non-Homeless Special Needs Populations

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction:	Data Source: (specify)	Five Year Period: (enter fiscal yrs.)
CITY OF BERKELEY	City's Health Dept.	FY: 1993 through FY: 1998
	Current Data as of: (date)	
	October 1993	

			Households in Need of Supportive Housing
1. Elderly	11,252		3,094
2. Frail Elderly	3,345		1,486
3. Severe Mental Illness	approx. 2,500		n/a
4. Developmentally Disabled	n/a		n/a
5. Physically Disabled	6,081		n/a
6. Persons with Alcohol/Other Drug Addiction		n/a	n/a
7. Persons with AIDS and Related Diseases		132 w/AIDS:	n/a
8. Other (Specify):			

Instructions for Table 1E

Non-Homeless Special Needs Populations

Refer to Appendix A, General Definitions Used with the CHAS, for additional definitions of terms used in this table.

Table 1E provides a format for estimating the need for supportive housing for other (than homeless) populations with special needs. Some potential resource agencies and client groups they serve include:

- o State or local mental health agencies for persons with severe mental illness;
- o State or local agencies of mental retardation or State local developmental disabilities councils for people with developmental disabilities;
- o State rehabilitation agencies or State or local Centers for Independent Living for people with physical disabilities;
- o State or area agencies on aging for elderly people;
- o The Public Health Service Center for Disease Control for persons with Aids.

Specific Instructions:

Line 1– Enter the estimated number of elderly households in need of supportive housing.

Line 2– Enter the estimated number of frail elderly households in need of supportive housing.

Line 3– Enter the estimated number of households composed of at least one person with severe mental illness in need of supportive housing.

Line 4– Enter the estimated number of households composed of at least one developmentally disabled person in need of supportive housing.

Line 5– Enter the estimated number of households composed of at least one physically disabled person in need of supportive housing.

Line 6– Enter the estimated number of households composed of at least one person with alcohol/other drug addiction in need of supportive housing.

Line 7– Enter the estimated number of households composed of at least one person with AIDS and related diseases in need of supportive housing.

Line 8– Estimate for any other category of special need that the jurisdiction may identify the number of households in need of supportive housing.

Note: Number of persons who are HIV positive are difficult to estimate. According to the City's Health Dept. According to the City's Health Dept., the range is between 1,00 and 2,200.

SECTION II

CHAS STRATEGY

SECTION II - CHAS STRATEGY

A. Priorities and Targeting

In the previous sections we have seen that in Berkeley there is a high level of homelessness, a lack of housing affordability for a large segment of the population, an older housing stock with a high percentage of substandard units and subject to further deterioration, loss of rental units, and high housing prices. All of these factors affect the City's ability to meet its topmost housing goal which is to ensure decent and affordable housing for people of all incomes, ethnic/racial composition, and family types.

CHAS Table 2 indicates the City's "Priorities for Assistance" for dealing with the above problems. That table indicates that the City's priorities have not changed from last year and are described below. The priorities are in keeping with the City's housing goals and policies as contained in the City's Housing Element of the General Plan.

1. Priority Number One

a) assisting those who are homeless and at risk of homelessness.

b) maintaining housing affordability for the City's low income population, For those who are housed, assistance would be geared primarily towards renters, except for those in the special needs category. The renter priority is based on the existence of a greater numberof low income tenants than homeowners, and because generally homeowners have greater resources than tenants. Except for the Section 8 Program, the City's principal means of maintaining affordability continues to be to make units affordable rather than providing direct rental subsidies to tenants.

c) providing housing assistance to those with special needs.

2. Priority Number Two

Housing rehabilitation/maintenance is a second level of priority for the City, except when tied to affordability requirements, in which case it becomes a number one priority.

3. Priority Number Three

Homeownership assistance is a third level of priority for the City. This lower priority is due to the large subsidies needed to make low income renters become homeowners, and to the impacts of assisting those with higher incomes when so many are paying a disproportionate amount of their income for housing and are at risk of homelessness. The City's first priority in homeownership assistance is in homeownership opportunities with resale restrictions maintaining long-term affordability for low/moderate income persons such as limited equity cooperatives or inclusionary units. Nonetheless, the City actively encourages homeownership because of its stabilizing effect on the community and preferred by many residents. The City's encouragement of non-restricted ownership is expected to come through continued participation in the Mortgage Credit Certificate Program, implementation of the Condominium Conversion Ordinance, and support for legislation, programs, and projects which facilitate homeownership for existing tenants.

4 B. Beneficiaries (Bold, not underlined)

Beneficiaries of the City's housing programs are expected to be primarily tenant households with income at 60% or below of the median for this area. The City's major housing programs approximate HOME Program requirements which attempt to reach those who are at that income level or below. Those assisted are likely to be small households since the majority of funds are going towards acquisition/rehabilitation of existing buildings which, by and large are occupied by small households (the 1990 Census indicates that 94.5% of Berkeley's population lives in households with four or less persons and that the average tenant household size is 1.79).

5 C. Geographic Targeting (Bold - not underlined)

The City's policy of prioritizing housing assistance to low income households means that although most programs are available citywide, government resources are more likely to be applied in South and West Berkeley which contain the largest percentage of non-student low and very low income population. Some programs are specifically targeted to South and West Berkeley to help revitalize those areas.

Concentrating resources in South and West Berkeley also will assist with retention of the City's minority and low and moderate income population in their homes. That area also contains a larger portion of the housing stock which is substandard and rehabilitation/conservation programs will help maintain the City's affordable

housing stock. Finally, by concentrating resources to those areas, the City hopes to act as a catalyst for community revitalization. Assisting existing residents will help ensure that revitalization can occur without gentrification as called for in its South Berkeley and West Berkeley Area Plans.

D. Avoiding Concentration of Minorities

With the caveat of the importance of minority population retention and avoidance of gentrification, the City also has the goal of avoiding concentration of minorities and will act to better integrate Berkeley by continuing to enforce its present policies of avoiding displacement and educating the public about fair housing rights. The City will also use the principal of "fair share" when enacting new housing and homeless programs so that government-assisted projects are not concentrated in certain neighborhoods.

The notion of geographic "fair share" raises the issue of economic feasibility of placing certain projects/programs in particular areas. The City will address this issue this year as part of its evaluation of how best to assure that all segment of the population contribute towards meeting the City's housing needs. The Berkeley Housing Authority will promote the Section 8 Program outside the South and West Berkeley area to reduce concentrations in those areas. Recognizing the relation between household income and place of residence, the City will continue to operate first-source hiring and economic development programs to help increase the income of some low income Berkeley residents, whereby they can have greater choice in where they can choose to live (see sescription of the City's anti-proverty programs attached).

Which programs and projects actually undertaken will depend on availability of funds and restrictions placed by the funding source. The City will actively take advantange of opportunities in any of the three levels of priority based on considerations given to level of additional resources to be contributed locally.

ATTACHMENTS

CHAS Table 2

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Priorities for Assistance
5-Year Plan

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction:
CITY OF BERKELEY

Five Year Period: (enter fiscal yrs.)
FY: 1993 through FY: 1994

A. Household Income	Renters: Elderly 1 & 2 Member Households (A)	Renters: Small Related Households (5 or more) (B)	Renters: Large Related Households (5 or more) (C)	Renters: All Other Households (D)	Owners: Existing Homeowners (E)	Owners: 1st-Time Homeowners with Children (F)	Owners: 1st-Time Homeowners All Others (G)	Homeless Persons: Indvdls. (H)	Homeless Persons: Families (I)	Non-Homeless Persons with Special Needs (J)
1. Very Low 0 to 30% MFI*	1	1	1	1	2	3	3	1	1	1
2. Very Low 31 to 50% MFI*	1	1	1	1	2	3	3			
3. Other Low 51 to 80% MFI*	3	3	2	2	3	2	2			
B. Activity										
1. Acquisition						x	x			
2. Rehabilitation	p	P	P	P	x					
3. New Construction	S	S	S	X		x	x	s	s	x
4. Rental Assistance	s	s	s	s				s	s	s
5. Homebuyers Assistance						x	x			
6. Support Facilities & Services	x							P	P	P

* Or, based upon HUD adjusted income limits, if applicable.

x = supportive of selected activity

p = primary activity

s = secondary

General Plan Housing Element

Summary of Goals and Policies

Goal 1: Housing Affordability

Policy 1.10 Review program standards
Policy 1.11 Coordinate private and public actions
Policy 1.12 Support policies which insure maximum flow of housing assistance
Policy 1.13 Seek reasonable rate financing for low and moderate income housing
Policy 1.14 Prioritize housing programs to maintain population diversity
Policy 1.15 Encourage a mix of income ranges in new housing developments
Policy 1.16 Support actions that increase long-term affordable housing
Policy 1.17 Protect tenants from large rent increases and unjust evictions
Policy 1.18 Educate and protect renters in exercise of their rights.
Policy 1.19 As a first priority, maintain and expand supply of rental units
Policy 1.20 Encourage the non-profit sector to create/maintain long-term affordable housing
Policy 1.21 Support activities that will expand home ownership opportunities
Policy 1.22 Increase the number of low and moderate income households receiving housing assistance
Policy 1.23 Avoid displacement due to government action
Policy 1.24 Minimize hardship resulting from temporary relocation due to government or private action
Policy 1.25 Integrate energy conservation measures in housing programs

Goal 2: Maintenance of Existing Housing

Policy 2.10 Institute voluntary housing rehab programs
Policy 2.11 Coordinate flexible code enforcement program
Policy 2.12 Prevent housing loss because of demolition, conversion, or vacancy
Policy 2.13 Undertake activities to reduce damages that can be caused by earthquakes
Policy 2.14 Encourage shared housing and second units
Policy 2.15 Encourage preservation of landmark buildings
Policy 2.16 Carry out programs consistent with historic preservation
Policy 2.17 Preserve, improve, and expand residential hotel rooms and other single room occupancy (SRO) accommodations
Policy 2.18 Improve the energy efficiency of existing housing
Policy 2.19 Encourage mutual self-help activities which further housing and community maintenance.

Goal 3: Expansion of the Housing Supply

Policy 3.10 Encourage the development of low and moderate income housing

Policy 3.11 Employ state/federal programs to stimulate new low/moderate income housing

Policy 3.12 Stimulate developments which combine residential/commercial usage

Policy 3.13 Encourage new housing on vacant or suitable public land

Policy 3.14 Encourage replacement of housing lost through conversion, deterioration, or public action

Policy 3.15 Encourage conversion back to housing of residential buildings now used for other purposes

Policy 3.16 Facilitate creation of live/work units

Policy 3.17 Make more efficient use of existing residential properties

Goal 4: Special Needs

Policy 4.10 Seek solutions to the problems of the homeless with the end goal of providing permanent housing including investigating the possibility of streamlining the zoning review process

Policy 4.11 Support activities that provide affordable and suitable housing for single heads-of-households with children

Policy 4.12 Support activities which allow minorities, especially Black families to obtain and/or maintain housing in Berkeley

Policy 4.13 Support activities which allow elderly or disabled to remain in their home

Policy 4.14 Encourage adequate supply of housing for the elderly and disabled

Goal 5: Relationship with University and other Institutions

Policy 5.10 Urge University to limit student enrollment to 29,450

Policy 5.11 Urge development of housing in accordance with City policy and regulations

Policy 5.12 Work with U.C. Berkeley to address housings issues of mutual concern

Policy 5.13 Support development that will not take land off tax rolls or seek compensation if it does

Policy 5.14 Support University-related housing that avoids displacement of existing residents

Policy 5.15 Support appropriately located and affordable student housing at the level contained in the University's Long Range Development Plan

Policy 5.16 Encourage the University to maintain residential buildings for housing

Policy 5.17 Urge the University to involve the community in its planning for University-related housing

Goal 6: Fair Housing

Policy 6.10 Actively implement federal, state, and local fair housing laws

Policy 6.11 Allocate housing assistance on a non-discriminatory basis

Policy 6.12 Prevent "red-lining"
Policy 6.13 Inform the community about fair housing laws
Policy 6.14 Act to integrate the community by encouraging low and moderate income housing in all residential projects receiving government assistance

Goal 7: Regional Cooperation

Policy 7.10 Cooperate regionally to increase and equitably distribute housing resources
Policy 7.11 Promote the concept of regional "fair share" in eliminating housing problems
Policy 7.12 Promote cooperation to achieve housing/jobs balance
Policy 7.13 Endorse the "greenbelt concept"

Goal 8: Public Participation

Policy 8.10 Encourage neighborhood residents and community organizations in planning
Policy 8.11 Enlarge and strengthen the role of public participation mechanisms to make them more effective
Policy 8.12 Use the public participation process to better understand community needs

Goal 9 Future Housing Element Revision

The Housing Element should be revised during the General Plan Revision

B. 1993 Programs/Activities Focus

Below is a summary of the City's housing policy for the next year. These are in keeping with the priorities discussed earlier.

1. Affordability

• Continue funding and refining existing housing and activities which meet CHAS priorities, including full implementation of recently created programs.

• Without resulting in inefficient use of funding, attempt to use as much of available funding resources as possible.

• Ensure long-term affordability by promoting rental housing owned by non-profit or government entities which will preserve affordability for the life of the property.

• Encourage non-profits to convert their rental properties into limited equity cooperatives and to participate in Mutual Housing Associations to facilitate acquisition and maintenance of long-term affordable housing and resident control of property management. Make available monies for feasible conversions and lobby the state to develop and approve legislation which would facilitate this form of homeownership.

• The BHA's Section 8 Existing Housing Program will continue to be the major source of direct tenant assistance program providing housing for both small and large families with children and other households with special needs. All vouchers will be provided to those with a federal statutory preference.

This year the BHA will implement the newly-funded Section 8 Family Reunification Program. It will continue to improve BHA operations to be responsive to the needs of the agency's clients, to eliminate the General Funds subsidy to the Section 8 Program, and to increase BHA changes of receiving funding for additional tenant rental assistance. Complete projected repairs to the 75 units of BHA owned public housing.

As expressed in the five-year strategy, the BHA will continue to retain its public housing units as rental units but will work with the newly-formed Residents Council (Resident Awareness in Action, Inc.) to include their involvement in management (this process will be facilitated if that body's $40,000 HUD Technical

Assistance Grant will be approved) and to coordinate activities which will improve the quality of life of public housing residents. The City and BHA will not approve activities aimed at participation in a homeownership program because this would eliminate the long-term affordability of those units which is counter to City policy.

• Monitor the construction and sale of the first government-assisted for-profit project (new construction of 10 low income condominiums) and analyze the effectiveness of this project to help determine if similar projects should be funded in the future.

• Continue working with for-profit developers in enforcing the Inclusionary Zoning Ordinance to provide rental and homeownership units with resale controls for low and moderate income households.

• Assist non-profits to complete existing housing development projects (1970 San Pablo Project, Melrose Apartment Acquisisiton/Rehabilitation Project) and to develop new ones, especially SRO housing.

• Continue activities for development/disposition of City-owned property on the Santa-Fe Right-of-Way Strip for development of affordable housing where feasible

• Continue to increase affordability by helping to increase income of lower income residents income by funding "anti-poverty" programs such as employment counseling, training, and placement and by business retention and attraction.

2. Homelessness Reduction

• Continue the three-tiered approach to dealing with the problem of homelessness. That is, provide shelters, transitional housing, and permanent housing; increased coordination among support services available and aim to integrate all housing assistance with supportive services; be supportive of transitional housing projects undertaken by Community Based Organizations (CBOs); improve shelter facilities and increasing hours of operations and services where feasible; expand the mobile crisis program for the non-sheltered homeless population. If McKinney Act funding is received, implement the Shelter Plus Care Program. If a Robert Wood Johnson Foundation Grant is received, consider development of a an Inter-Agency Social Services (Daytime/Evening) Center. The Center's purpose would be to provide assessment, casework, placement and follow-up to disabled hjomeless individuals (including the jmentallyh ill), identified by the Homeless Outreach Team, among others, in commercial areas throughout the City of Berkeley.

• Implement and evaluate the new homelessness prevention program which provides legal assistance, other social services, and one-time loans/grants to help keep households from becoming homeless.

• Based on the outcome of the Court case pertaining to the Bel Air Motel conversion, complete acquisition and rehabilitation of this motel which will provide permanent housing for homeless persons.

3. Support Special Needs Housing

• Consider funding non-profits for development of two new construction SRO projects (Oxford/Durant SRO, Telegraph/Haste SRO) (approximately 270 rooms) to bring back SRO housing lost in prior years and make available new ones to meet the needs of single low income residents and persons with special needs.

• Support non-profit, feasible, projects aimed at providing housing for persons with special housing needs because of disabilities, including the "Over 60" Health Center's project expansion which coordinates senior housing with supportive services. Encourage intergenerational housing and projects which will allow seniors to remain in their homes.

• Continue funding senior homeowners assistance programs such as the free Minor Repair Program, the Senior Homeowners Rehab Program, and the Christmas in April Program

• Coordinate with the other Departments providing health and social services to integrate housing with other services needs of the City's low/moderate income population.

• Use CDBG to allow completion of the YMCA SRO accessibility project and other programs to increase disabled accessibility.

• Encourage Shared Housing and other types of communal living arrangements. This type of housing reduces housing costs and meets other social needs of a variety of persons.

4. Housing Rehabilitation/Conservation

• Develop a program to bring vacant properties back into the affordable housing

market through identification and contact of property owners, providing them with information and accessto City housing loans programs.

• Finalize and implement West Berkeley Homeowners Rehabilitation Program using housing mitigation monies received from Miles Lab, Inc. to assist low income homeowners with their housing rehab needs and to help revitalize West Berkeley.

• Implement the South Berkeley Rental Rehabilitation Program and continue using housing programs as one of the tools for the revitalization of South Berkeley. Where possible, coordinate those programs with other activities being undertaken.

• Implement actions recommended last year as a result of an analysis of the Codes and Inspection Department to improve the Residential Rental Inspection Program including instituting a better complaint resolution system.

• Investigate level of permits obtained in relation to rehabilitation work requiring permit and permit fees evaluation standards.

• Seismic Retrofit - the City will continue the transfer tax waiver and building permit fees waivers to facilitate seismic retrofitting of residential units.

• Continue the City's Anti-Blight Program.

• Continue its RECO Program to ensure that when houses are sold energy efficient measures (such as low-flow shower heads, insulation, weather stripping) are added to existing units. It will continue its voluntary housing energy conservation programs which are funded at approximately $400,000 per year. The Berkeley Energy Commission will continue to advise Council on matters relating to energy conservation and alternative energy development in Berkeley, the City will continue to fund the Community Energy Services Corporation, a non-profit agency created by the City to facilitate and implement use and financing of broad scale energy conservation and renewable energy throughout Berkeley. The City's Energy Office will continue to advance energy conservation and management programs, including administering energy assistance grants for qualifying low-income residents of Berkeley, and energy education and legislation. The City will continue to operate its recycling program which includes curbside pickup, dropoff sites, buyback, and salvage of reusable goods.

• Increase awareness of the dangers of lead-based paint poisining through

coordination between the Alameda County's Lead Abatement Program (who is the designated authority for this activity in Berkeley) the BHA, the Codes and Inspection Division, and the City's Housing Rehabilitation Program. Facilitate full accomplishment of Alameda County's Lead Abatement 1994 work program for the City of Berkeley **(Attachment ~~XX~~)**.

5. Homeownership Programs

• Continue participating in the Mortgage Credit Certificate Program to increase homeownership opportunities.

6. Other

• Strengthen local non-profit capacity where possible and encourage participation of regional non-profit entities in the City's housing programs. Non-profits will continue to be responsible for initiating projects and locating financing. The City's role will be to be supportive of their funding requests and; based on funding availability, provide gap financing through the Housing Trust Fund for feasible projects and technical assistance to ensure that projects are successful.

• Support applications for funding for all housing programs/projects placed by non-profits which fit the priorities set by the City. The City will not be supportive of applications for funding which requires it to be the principal funding source, unless the City Council thinks that a project meets overriding special needs.

• Continue to explore new programs and potential funding sources for funding of affordability programs.

• Consider approriate actions or programs in response to new developments in the City's rent control ordinance (including results of the imminent court's decision on the Sutter case which will determine whether rents should be rolled back in rental units acquired after 1980).

• Undertake a Rent Reasonable Study to be the basis for determining individual rents to be charged on Section 8 units and to analyze actual rents charged in rent controlled units and those exempt from rent control regulations, as well as comparable rents in similar units in adjacent cities.

• Undertake a study to determine effects of rents on upkeep of rental properties.

• Act to reduce the level of neighborhood opposition to affordable housing by implementing the newly-created mecahnism for informing, and soliciting input from affected persons potential project early in the City's project review process and prior to bringing the project for Council approval.

• Anti Displacement - Coordinate housing development and rehabilitation activities with the Central Relocation Agency to ensure minimal permanent displacement as a result of government action and to ensure that any temporary relocation necessary are as least disruptive as possible. Continue the City's requirement to provide just cause for eviction from residential rental units, Implement the Ordinance No. - 5756 designed to provide some relocation benefits for non-government assisted activities resulting in temporary relocation and the Ellis Bill Ordinance which requires relocation payments for low income tenants who move because the owner wishes to sell his/her building or otherwise "go out of business". Fund Berkeley Legal Aid, Berkeley Tenant Action Project, Housing Rights, Inc., Community Mediation Board to reduce unlawful evictions.

• Fair Housing - Continue to fund Fair Housing Inc., and coordinate with that organization to implement the City's anti-housing discrimination program through informational outreach and work about fair housing laws, investigation of complaints received about violations of fair housing rights, and other types of advocacy to promote fair housing.

B. CHAS Table 3B - Summary of Project Goals

CHAS Table 3B contains quantifiable goals for households and persons to be assisted in the following pages contains the 1993 goals for persons and households to be assisted with federal funds in receiving permanent or transitional housing this federal fiscal year, or whose unit will be brought up to code during that period. Assistance to "non-homeless with special needs" is only counted if the person receives both housing and supportive services. Table 3B indicates that the City plans to assist approximately 378 persons which fit the above definition in the next federal fiscal year as follows:

Shelter plus Care Program for the Homeless:	120 units
Bel Air SRO:	35 units
Rental Acquisition Program:	100 units
South Berkeley Rental Rehab Program:	75 units
Additional Section 8 Certificates:	28 units

Seniors Rehab Program:	10 units
Ramps and retrofit program:	10 units.

That table is not reflective of the many assisted through other types of activities and which are not included in the definition above. A summary of other programs, activities, and goals are attached are contained below.

ATTACHMENTS

CHAS Table 3B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Goals for Households & Persons
to be Assisted with Housing

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: CITY OF BERKELEY

FY: 1993-94

Assistance Provided by Income Group	Renters					Owners				Homeless		Non-Homeless Special Needs	Total Goals	Total Section 215 Goals
	Elderly 1&2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Existing Homeowners (F)	1st-Time Homebuyers with Children (G)	1st-Time Homebuyers All Others (H)	Total Homeowners (I)	Individuals (J)	Families (K)			
1. Very Low-Income (0 to 30% of MFI)*	4	20	3	8	35	2	0	0	2	100	20	10	167	167
2. Very Low-Income (31 to 50% of MFI)*	4	54	5	20	83	7			7	20	7	15	132	132
3. Other Low-Income (51 to 80% of MFI)*	2	30	5	10	47	19	10	2	31	5	2	0	85	85
4. Total Low-Income (lines 1+2+3)	10	104	13	38	165	28	10	2	40	125	29	25	384	384

* Or based on HUD adjusted income limits, if applicable.

These figures include the South Berkeley Rental Rehabilitation Program, the federal Rental Rehab Program,
the Section 8 Family Reunification Program, the Mortgage Credit Certificate Program for those 51%-80% of median income,
The Shelter Plus Care Progra, the Bel Air SRO Project, part of the Christmas in April Program, and the Seniors Rehab Loan Program

Summary of Programs and Goals

Number one priorities - Maintenance of long-term Housing Affordability

Section 8 Family Reunification Project	28 units
Rental Housing Acquisition Program	110 units
San Pablo Project	26 units
Melrose Apts (acquis./Rehab by SBNDC) . . .	38 units
Pre-dev. Berkeley Inn Site	75 SRO
(new construction; RCD, if appropriate)	
Pre-dev. Oxford/Durant SRO	198 SRO
(U.A., Housing Proposal being considered)	
Homeless Prevention Program	$100K
Limited Equity Coop Conversions	n/a
Fair Housing Program	n/a

Homeless Programs

Ongoing shelters, transitional houses	
and Programs (See list)	assist over 1,000
Implementation of Shelter Plus Care (if approved)	subsidizes for 129 units
Bel Air (Homeless and at Risk)	35 units
(contributions to community-based organizations not included)	

Special Needs Housing

Elderly:

Project Share and Reverse Annuity Program	
(ECHO, Inc.)	31 householdsP
Srs. Rehab Loan Program	10 units
Srs. Free Minor Repair Program	100 units
Christmas in April (free rehab program) . . .	50 units
New Construction: Over 60 Facility/housing Complex	n/a

Disabled:

Ramp construction and retrofitting project . .	11 ramps, 36 retrofit
Maintenance of a 504 Coordinator	n/a
YMCA Accessibility Project	80 units accessible

Number 2 Priority - Housing Rehabilitation/Conservation of Housing Stock

South Berkeley Rental Rehab	75 units
Completion of CALDAP and	
federal Rental Rehab Program	9 units
West Berkeley Rehab Program	7 units
Residential Rental Inspection Program	900 units brought to code
Anti-Blight	20 units on work program

Weatherization	assist 650 households
RECO (weatherization measures before can sell units).....	n/a

Homeownership Opportunities

Shattuck Project - New affordable Condos . . .	10
Condominium Conversion	n/a
Inclusionary Zoning Ordinance (new condos) .	15
Mortgage Credit Certificate Program.	10 units

E. Other Housing Programs and Goals

Number 1 Priority: Provide Housing for Homeless Persons/families

a) Shelter Plus Care: The City will work through Berkeley, Oakland Support Services, Inc., the Emergency Food Project, and the Berkeley Drop-In Center to locate and susidize permanent housing for approximately 100 homeless, 25 families with household members who are mentally disabled and/or have alcohol/Drug dependency (only if the City's Shelter Plus Care application is approved).

b) Bel Air Project: 25 homeless individuals and 10 families. - This project would provide 35 SRO units for some who are homeless and others who are at risk of homelessness. RCD, Inc., the developer, is awaiting the outcome of the appeal made against issuance of a Use Permit to acquire, rehab, and convert this motel into permanent housing. Neighbors have concerns regarding the size, cost, location, lack of provision of services, and inadequate participation of nearby residents in the development process. If the differences can be mediated and the project is ultimately approved, funding for the project has been already committed. Total project costs are approximately $2.2 million .as follows: $590,000 in Housing Trust Fund committed by the City, ($350K from HOME and $240K General Funds), $1,1 million from the California Housing Rehabilitation Program (CHRP), Section 8 Moderate Rehabilitation, and $400K from the California Community Reinvestment Corporation.

Number 1 Priority: Maintain Affordable Housing for lower income households - Total 182

a) Rental Housing Acquisition/Rehabilitation Program (RHAP): 100
Program guidelines are similar to the HOME Program and targeted at households at 60% of median income or below. Housing will be acquired/developed by non-profits and maintained affordable for the life of the building. The ethnic composition and household size should be fairly reflective of the general population since there are no geographical or household size restrictions. Apart from the Section 8 Program, this is the largest City affordability jprogram with total amount allocated for next year placed at $3,249,000 as follows:

900,000 HOME '92 Allocation'
900,000 HOME expected '93 allocation
417,727 CDBG FY 92-93 allocation
1,032,000 General Funds FY 92'93 allocations (this amount will serve to

meet the HOME match requirement for FY '93)

b) South Berkeley Rental Rehabilitation - 75
About $700,000 is expected to be made available for operation of this program which will assist very low income tenants and help revitalize the South Berkeley area. The South Berkeley Rental Rehabilitation is expected to assist primarily those that are 50% of median income ;about one-third are expected to have incomes at 30% of median or below. Because of program eligibility requirements, approximately 10% are likely to be at the 55% of median income. Small families are likely to be the majority of project beneficiaries since most multi-family units are one or two bedrooms and average household size is 2.3 persons. Because of its South Berkeley location, most project beneficiaries are likely to be Black, which are the largest minority group in that area and most likely to occupy multi-family housing.

c) The West Berkeley Homeowners Rehab Loan Program. Approximately $200,000 is available expected to provide loans for the rehabilitation of 7 units occupied by low/mod residents. A second objective of this program is to revitalize the residential units in that area. Though not targeted, those likely to take advantage of the program are those paying 30% or more for rent and who cannot afford to make necessary repairs.

Priority 1 - Provide assistance to those with Special Needs

a) Senior Housing Rehab Program - Rehab 10 units.
b) Christmas in April Program - Rehab 50 Elderly and disabled units.

c) Wheelchair Ramps Construction - Construct ramps for 10 units for disabled residents(many more units will receive some interior retrofitting for accessibility).

Priority 2 - HousingConservation/Rehabilitation

This priority is met through regulatory programs such as the Residential Rental Inspection Program, the anti-blight ordinance, the Seismic Safety ordinance, and the non-demolition ordinance.

The Lead Abatement Program- (See attached detailed Work Program). Through this program, whenever the City provides housing rehabilitation assistance, households are informed about the dangers of lead for small children and rehab work is monitored to ensure that painting and other activities involving removal of lead

paint is done correctly. Households with children under 7 years of age are also provided with free lead-testing services if they do not have insurance coverage. Alameda County's work program for Berkeley this year includes outreach to 2,500 households, health provider outreach to 11 households, referral for blood screening for 40 children, case management of 40 cases, environmental assessment of 63 cases, 8 contractor training workshop and 12 hazard reduction workshops.

1970 San Pablo Project: (Rehab 26 units)
This building consists of mixed commercial/residential units and is located near public services and transportation. The acquisition and emergency repair phase of this project was completed last year by RCD, Inc.. RCD has been allocated $550,000in HOME monies from the Housing Trust Fund for rehabilitation to bring the property into code compliance and to modernize it.

Melrose Apartments -
The SBNDC applied for and received a $200,000 HOPE II planning grant to acquire and manage this 38 unit government- subsidized building which are at risk of losing its affordability and is
badly in need of rehabilitation. The SBNDC expects to undertake most of the feasibility analysis and some of the predevelopment activities this coming year. It will submit an application for a HOPE Implementation grant and acquire the property if grant monies are received. This is a multi-year project.

B. Programs to shelter and house those who are homeless

Homeless service providers estimate that approximately one-third of the homeless population in Berkeley are severally mentally ill or have alcohol or other drug addictions. Fifteen to fifty percent of homeless women are fleeing domestic violence (the percentage depends on whether a strict or loose definition of domestic violence is used). It is difficult to estimate the percentage of homeless with AIDS, according to BOSS, Inc. approximately 1% of homeless in shelters have AIDS, another 5%-10% have tested positive for HIV.

Special facilities are available some categories of homeless with "special needs" (women with children, domestic violence victims,mentally disabled). Moreover, existing shelters and transitional housing provide supportive services and programs to meet the special needs of those served. The City will support a HOPWA application if a CBO with a feasible project would like to undertake special facilities for those with AIDS. Special attention will be given to them at the existing shelters to help ensure that they will get the services that are available.

In terms of service delivery, both the City's Mental Health Department and Health Department and non-profits will work closely together and provide services to the mentally ill and those with severe drug dependency. The Homeless Coordinator will continue to be the City's primary contact person with homeless service providers and the Community Development Department will provide technical assistance to developers of shelters, transitional, or permanent housing and assist in the development of housing programs which will benefit those who are homeless or at risk of becoming so. The City will continue the Voucher Program. This program allows those who are uncomfortable with making cash donations to homeless persons can give a voucher which can be redeemed for food and other services. It will also use donations received through its Homeless Assistance Program to continue the free shower program and free transportation program for those with job-related or health-related appointments. The City will also participate in meetings and other activities aimed at coordinating programs at a regional level. It will also give non-profits support letter to facilitate receipt of government and other forms of funding or assistance. This year this City will refine a pilot program to hire the homeless in government-assisted projects and to work with merchants and others who also willing to do so.

McKinney programs are expected to be the largest funding source for rental subsidies and services, services, and operations for those who are homeless or at high risk of homelessness. CDBG monies will also be used to fund B.O.S.S.,and the Emergency Food Project. The City's contribution is also in the form of General Funds, provision of mental health and other health services, operations of the voucher program, staffing for other homeless-related activities; and free lease of facilities (Veterans Center Shelter, Dwight Way Property, McKinley Family House, and the Women's Shelter). The largest homeless Shelter (Harrison Street Shelter) is leased by BOSS, Inc. at minimal cost from the University of California, numerous other programs are undertaken through local initiative and range from provision of food to free medical services (the Free Clinic).

(1). Special Need Housing Programs (Mentally ill and Drug Dependency)
The Shelter Plus Care Program, if funded will provide approximately 129 units of permanent housing and care for people with drug/alcohol abuse problems and/or mental illnesses.

- Stark Hotel Renovation (12 transitional rooms) Although this project lost funding last year. The City is still hoping that the owner may work with some

non-profit to bring this vacant SRO hotel back into the affordable housing stock.

(2). Women and Children

1. Continued operations of the Dwight Way Shelter/Transitional Housing; the Women's Refuge; Ninth Street Transitional house; and the women and children wing of the Harrison Street Shelter. the goal this year is to improve services at these facilities.

(3). Homeless Families

- McKinley Family House - (7 units) houses approximately 30 persons. One of the units (4 to 5 beds) is completely accessible to the disabled.

• Genesis Project - Two transitional houses, operated by BOSS, Inc. funded through a Shelter plus Care grant received by Alameda County and through private donations.

- BOSS will locate transitional/permanent housing and provide rental assistance and services to approximately 10 families in Berkeley through a McKinney grant received last year.

(4) Homeless Men

Continued operations of the Ashby Transitional House for Veterans; the Veterans Memorial Building Homeless Shelter; and the Harrison Street Refuge. Both federal and local funds are used to operate these facilities. Rehabilitation of the Veterans Memorial Building and the Harrison Street Refuge begun last year is expected to be completed this year.

(5). Transitional and Permanent Housing - General.

- BOSS, Inc. expects to place approximately 40 individuals in transitional/permanent housing in Berkeley through the McKinney grant received last year.

(6) Programs to Prevent Homelessness

Non-profits and the City will work to prevent homeless where possible through the following activities/programs.

• One time grants by non-profits (county-funded) for rent payments or move-in costs

• Funding of non-profits to provide shared housing or other housing referral services (Eden Council for Hope and Opportunity (ECHO), Center for Independent Living, B.O.S.S., Housing Rights, Inc.

• Require/encourage that government-assisted programs reserve a certain number of the units for the very low income (for example, the South Berkeley Rental Rehab Program has special incentives to keep units affordable to those at 30% of median income; the HOME Program requires that at least 20% of program funds benefit the very low income; the City's Rental Housing Acquisition/Rehabilitation Program requires a rent rollback for tenants paying more than 50% of their income for rent).

3. Non-homeless Special Needs

This year assistance will be directed primarily for elderly and disabled with special needs. Other new projects are expected to be brought forward for these categories and others with special needs in the coming year. Among them is expected to be one to develop the former Berkeley Inn site.

a. Elderly

- During this program year the City will continue to fund through CDBG, two senior housing programs: Project Share and the Reverse Annuity Program, both of which are sponsored by Eden Council for Hope and Opportunity ($40,000). Approximately 28 placements are expected to be made through the shared housing program, thereby increasing income for low and very low income seniors (as well as providing housing to another 28 low income persons who are not seniors). Another 20 low income seniors will receive substantial counseling on participating in the reverse annuity programs or other mechanism to increase their income.

2. Senior Home Rehabilitation Projects:

- Seniors Homeowners Rehabilitation Program- This program was begun in 1991. CDBG monies will be available for loans, of up to $10,000 at 6% interest rate to very low income homeowners. Loans do not have to be repaid until title changes. Program implementation has been transferred from Alameda County to the City housing rehab staff. (CDBG: $90,000. Goal 10 loans)

• Seniors Homeowners Assistance Program $36,723 CDBG allocated and another $25,000 in General Funds for weatherization services which are targeted at seniors or disabled residents. This program provides free minor repairs to approximately 100 units, primarily in South and West Berkeley: The Minor Repair Program is administered by the Community Energy Services Corporation (CESC), a non-profit entity working closely with the City to undertake

weatherization and minor repair service -

• The Christmas in April Housing Rehabilitation Program - This program was funded for the first time last year has proved successful and is funded through CDBG funds ($40,000) again. The program expects to rehabilitate 50 units occupied by senior/disabled homeowners. The program is leverages approximately $700,000 in donated labor, and materials. In addition to providing CDBG funding, the City will also waive permit fees. The vast majority of beneficiaries are expected to be residents of South and West Berkeley.

- The Over 60 Health Center Expansion. This project is being undertaken by a non-profit organization (the Over 60 Health Center) in partnership with RCD,Inc. and will develop a multi-million seniors health facility/housing project in South Berkeley.

5. Disabled

The City funds the Center for Independent Living (CIL) through the CDBG Program ($130,000). CIL assists disabled residents to locate low-cost accessible housing through the Residential Access Project. This project also provided information and technical assistance to property owners, developers and other parties interested in eliminating architectural barriers and increasing the availability of accessible housing. Approximately 11 ramps are expected to be constructed, 36 units will receive interior retrofitting, and 550 persons will receive information and counselling.

504 Coordinator: The City will continue to maintain the 504 Coordinator position. This year the 504 Coordinator (located in the Community Development Department) will work to ensure that regulations pertaining to handicapped accessibility are met, to integrate the needs of the disabled into all government projects including housing, and to advocate for increased accessibility to meet the needs of Berkeley's disabled population.

2. Priority Two - Housing Rehabilitation/Conservation of the Housing Stock

a. Rehabilitation

(1) Commitments

Housing rehabilitation will continue to be a priority this year and will serve not only to maintain the City's housing stock but also to help revitalize the South Berkeley area. Housing rehabilitation is an important component of the City's

overall strategy to revitalize South Berkeley which includes economic development and employment opportunities activities, undertaking of physical improvements, provision of social services, and activities to reduce crime. The City will finalize the few remainingprojects under the Federal Rental Rehabilitation Program and the state's CALDAP program . Its main focus will be full force implementation of the South Berkeley Rental Rehabilitation (SBRR) Program. It will also administer the Seniors Homeowners Rehab Loan Program and monitor a new homeowners rehab loan program for West Berkeley homeowners to be funded by housing mitigation monies paid by Miles Lab, Inc.

Approximately $1,300,000 are expected to be used for government assisted rehabilitation activities to benefit low income and very low income residents as follows:

Program	amount	Beneficiary
CALDAP	$95,000	3 low income homeowners
SBRRP (CDBG)	700,000	75 very low income households
(General Funds)	150,000	13 very low income households
Fed.Rental Rehab	87,000	10 very low income households
Seniors Rehab (CDBG)	90,000	12 very low income homeowners
West Berkeley Rehab (private)	200,000	10 low income homeowners

• The South Berkeley Rental Rehab Program is the largest rehabilitation program receiving both CDBG and General Funds.. This newly established program provides 10% interest, deferred loans of up to $20,000 per unit for rehabilitation of units that will be occupied by, and made affordable to, households at 40% and at 55% of median income. Both interest and principal are forgiven if the property is maintained affordable for a 10 year period. A one-to-one match is required for units affordable to those at 55% of median income; no match is required for units affordable to those at 40% of median.

• Seniors Homeowners Assistance Program - deferred loans of up to $10,000, 6% simple interest.

• West Berkeley Homeowners Rehabilitation - Program implementation expected in February 1994. The program is likely to be targeted to those with income 80% of median or below.

b. Housing Conservation

Conservation is another major component in the City's policy to maintain the housing stock. Responsibility for code compliance activities and enforcement of

the Residential Energy Conservation Ordinance rests with the Codes and Inspection Division. Voluntary weatherization activities are coordinated and implemented by the Economic Development Department's Energy unit which has a seven person staff. Federal (LIHEAP, DOE), local, and private funds are used to operate this program. Commitments for these activities are contained below followed by program descriptions:

Program		amount	Goal/beneficiaries
RRI :	(CDBG)	$343,000	bring 850 units into code
Weatherization	(fed. state)	232,000	650 receive weatherization services
P.G.&E.	(private)	160,000	900 assisted w/ utility bills
(given to non-profi			
(General Funds)		100,000	staffing costs

Program Description:

• Residential Rental Inspection Program:

The chief way in which the City helps ensure the proper maintenance of the rental housing stock is through code enforcement. The RRI Program is administered by the Codes and Inspection Division and provides systematic inspections of rental units. A major inquiry into program operations begun last year will be completed this fiscal year and changes will be made to the program to deal with problems identified. Approximately $70,000 is expected to be generated in fees through the RRI Program in the coming fiscal year.

•. Anti-Blight Ordinance

This year the City Planning Department will continue implementation of the Anti-Blight Ordinance which was enacted to deal with complaints received from the public about vacant boarded-up buildings and other blighted buildings received. The City is planning to deal with 20 such residential buildings during the next year. No federal monies are expected to go into operating this program in this fiscal year. Aprogram to bring vacant units back into the affordable housing market will be considered this year in conjunction with the anti-blight ordinance.

•. Weatherization Programs:

The types of weatherization assistance offered include insulating walls and attics, caulking, weather stripping of doors, water heater blankets, placing of energy saving shower heads. Beneficiaries are very low income tenants and owners ,and

include all types of households compositions (elderly, small, large). Reduction in utility payments to very low income residents who are facing a hardship is provided through federal grants received through the State and by grants received by Pacific Gas and Electric (P.G.&E). In addition to providing direct weatherization services and assistance with energy bills, the City's Energy Office also directs community workshops and undertakes major outreach to provide the public with information about what they can do to conserve energy.

• Residential Energy Conservation Ordinance Program.(RECO) -This is another program operated by the Codes and Inspection Division which requires that owners undertake certain weatherization measures on residential units before they are sold.

3. Priority Three - Homeownership Opportunities

a. Condominium Conversion

One means to create homeownership opportunities this year is through the implementation of the newly passed Condominium Conversion Ordinance. This ordinance allows partial conversion into condominiums in certain multi-family rental properties. The ordinance should increase homeownership opportunities for low and moderate income tenants since condominiums are normally less expensive than single units. The ordinance also assists those with tenant-in-common (TICs) form of ownership to convert to condominiums thereby eliminating the types of problems associated with TIC ownership. The condominium conversion program will be administered by the City Planning Department. It is unclear as to how many TIC's will be converted into condominium or how many multi-family units will file for conversion. The 100-unit per year conversion limit is not expected to be met this year.

b. Mortgage Credit Certificate Program (MCC)

Berkeley will continue to participate in this first-time homebuyers program administered by Alameda County. The program, provides an IRS tax credit equivalent to 20% of the mortgage interest amount to those earning below $55,000 ($48,000 for a household of one or two). The cost of participation to the City is $4,500. Based on last year's, performance approximately 20 first-time homebuyers are expected to purchase with the help of this program.

c. Encouragement of Limited Equity Cooperatives Conversions

As part of its Rental Housing Acquisition/Rehabilitation Program, the City will encourage the formation of limited equity cooperatives. However, since such conversions must go through a complex and lengthy process, the City does not expected any such conversions to be completed this year.

d. New Construction of a mixed use development containing 24 condominium units 10 of which will be made affordable at 60% of median income. This project will be to be constructed by a private develope with the City providing a short-term loan $550,000. This loan will allow the for-profit developer to get private financing under the CRA regulations.

The number of rental or homeownership units to be constructed under the Inclusionary Zoning Ordinance is unknown.

ATTACHMENTS

CITY OF BERKELEY/ALAMEDA COUNTY'S LEAD-BASED PAINT PROGRAM

The U.S. Centers for Disease Control estimates that 17 percent of our nation's children are at risk of lead poisoning. Lead poisons the brain and central nervous system. Children under the age of seven are most at risk because their nervous systems are still developing. A child eating small amounts of lead can suffer brain damage, and some permanent effects of lead poisoning include learning disabilities, kidney damage, and hearing loss.

Lead-based paint is the most common source of lead poisoning in children. They don't have to eat flakes of paint to get poisoned. Simple exposure to lead dust in the home may poison a child. Lead-based paint exists in many houses in Berkeley built before 1978 -- and that includes most of Berkeley's housing stock. In fact, there are 46,145 pre-1978 dwelling units in Berkeley. Alameda County estimates that 8,601 (10.5%) of them have children from the age of 0-7 years of age.

In 1991 the City of Berkeley reached an agreement with Alameda County to be included in its lead abatement program. This program involves an unprecedented collaboration health and housing officials to provide education and outreach to parents and medical care providers. Children of families in houses found to have lead-based paint can be referred for blood-lead screening and medical follow-up. The lead abatement program also trains contractors and workers to abate lead in housing and soil safely. Finally, the program conducts environmental assessments of houses, and a limited pool of funds is available to finance abatement if lead-based paint is found.

LEAD ABATEMENT PROGRAM

1993-1994 GOALS AND OBJECTIVES

INTRODUCTION

The purpose of this document is to outline the major goals and objectives of the Alameda County Lead Abatement Program for fiscal year 1993-1994. These goals and objectives are summarized on the attached Table 1. This narrative is organized according to eight principle program functions: 1) Community Education, 2) Outreach to Health Care Providers, 3) Referrals for Blood Lead Screening, 4) Case Management and Referrals for Medical Treatment, 5) Environmental Assessment, 6) Contractor Training, 7) Hazard Reduction, Technical Assistance, and Monitoring, and 8) Administration and Program Management.

COMMUNITY EDUCATION

Goal: Encourage screening, increase awareness of program services, and facilitate primary prevention through education about steps which families can take to reduce potential exposures.

Objectives

- Individual contacts through presentations and targeted mailings to 11,500 service area residents.
- 200 Community Presentations
- 14 Fairs and Festivals
- Over the phone advice and information packets to 1,500 information line callers.

Discussion

The goals of the community education program are based upon the specific nature of the problem of childhood lead poisoning. Because lead poisoned children often show no symptoms, an increase in blood lead screening becomes an important goal for early detection. Educational interventions can also help prevent exposures before children are poisoned. This kind of primary prevention requires that communities be made aware of the dangers posed by various sources of lead and of steps which they can take to reduce hazards in their homes.

The community education effort will include outreach to six target groups including: 1) home daycare, 2) churches, 3) home remodelers, 4) the Navy, 5) the Latino community, and 6) pediatricians. Outreach will be tailored further to meet the needs of individual communities. In addition to presentations, fairs and festivals, staff will develop a client education module including two teaching aids to use with the families of lead poisoned children. Media outreach will include public service announcements, articles for print media and journals, and ongoing input to stories developed by existing news organizations. Several evaluation tools will be developed, including pre and post hotline questionnaires, and pre and post quizzes at informational presentations.

OUTREACH TO HEALTH CARE PROVIDERS

Goal: Provide education about the prevention, identification, management, and treatment of lead poisoning to health care professionals.

Objectives

- Make formal presentations to 50 community physicians in the participating cities via Grand Rounds and medical association settings.
- Develop and distribute physician information packets to 60 of CHDP providers who serve children in the service area.
- Provide one-to-one physician detailing/outreach to six pediatric practices.
- Develop relationships/establish MOUs with 4 community clinics to generate protocols for routine blood lead screening and case reporting to the program.
- Train/educate 50 public health nurses with formal and informal presentations.
- Maintain medical and nursing phone consultation services to community providers.

Discussion

The most significant obstacle to routine lead screening of children is the reluctance of the pediatric medical community to respond to recent recommendations of the U.S. Centers for Disease Control and Prevention (CDC) and the American Academy of Pediatrics for universal blood lead screening. These recommendations are critical to the effort to prevent, identify, and appropriately treat childhood lead poisoning. There is, however, opposition from individuals and institutions in the East Bay medical community. The lead abatement program needs to provide accurate information and technical support to health care providers in order to increase screening and insure appropriate follow-up.

REFERRALS FOR BLOOD-LEAD SCREENING

Goal: Increase the number of children who are routinely blood lead screened through comprehensive medical screening and verify appropriate follow-up for all children identified with elevated blood lead levels.

Objectives

- 200 children screened by the program at 5 health fairs/events.
- Initiate agreements with 3 laboratories to report blood lead levels to the program.
- 50% increase in the number of children screened by CHDP providers in the service area.
- 100% of all children identified with elevated blood lead levels at program sponsored screening events will be referred for appropriate medical intervention and other community services as needed.

Discussion

Routine blood-lead level screening is the most effective tool for accurately measuring the nature and extent of childhood lead poisoning in Alameda County. A primary focus, therefore, of both community education and provider outreach is to increase the screening of children and encourage reporting. As more children are screened and more blood lead data becomes

available, the extent of lead poisoning in Alameda County will be more clearly understood. In addition to education and negotiation with existing groups, the program will work together with the California CDC Project to assist in conduct health exams for children at several events.

CASE MANAGEMENT AND REFERRALS FOR MEDICAL TREATMENT

Goal: Provide comprehensive services to individuals and families identified to have elevated blood lead levels and\or who reside in environments where a lead hazard exists.

Objectives

- Monitor and manage 250 active lead cases.
- All children with blood lead levels >10ug/dL will receive phone and/or written information packets explaining lead poisoning, advice regarding identification of environmental lead risks, and instructions for in-place management strategies. Parents and guardians will also be advised of blood lead retesting recommendations. Intervention will be initiated within 14 days of notification.
- All children identified as having confirmed blood lead results of > 20ug/dL or two consecutive tests of >15ug/dL will (additionally) be referred for environmental investigation for source identification and recommendations for hazard reduction. These individuals and families will also be referred to Alameda County (and City Of Berkeley) District Public Health Nursing services (per MOU) for more extensive case follow-up. Intervention will be initiated within 10 days of notification.
- All children identified as having single blood lead levels of >35ug/dL will be notified immediately by telephone or home visit to insure that medical evaluation and retesting plan is initiated. Referrals to Children's Hospital of Oakland will be encouraged and assistance provided if hospitalization is indicated. All active lead cases will be followed by the program until CDC criteria are met or until the family is lost to follow-up.

Discussion

A diverse group of services and agencies are needed to adequately address individual lead poisoned children and their environments. Case management accomplishes the task of coordinating medical, public health nursing and social aspects of a lead poisoning case as well as interpreting medical data in relationship to environmental and housing hazard reduction strategies. Case management activities include the evaluation of reported blood lead levels, clinical and demographic information gathering including language and translation needs, refers for other family members for blood lead screening, referrals to WIC, CHDP and other agencies, educational interventions, and work with a multidisciplinary team to design environmental interventions. We project that successful program outreach, provider education, program marketing, and increased blood lead reporting by labs and physicians, will net a considerable increase in new reported cases.

JOINT POWERS AUTHORITY

TABLE I

PROPOSED QUANTITATIVE OBJECTIVES FOR 1993-94

OBJECTIVE	AREA				
	ALAMEDA	BERKELEY	EMERYVILLE	OAKLAND	TOTAL
1. COMMUNITY EDUCATION					
Individual contacts/targeted mailings	1,380	2,415	115	7,580	11,500
Community Presentations	24	42	2	132	200
Fairs/Festivals	1	2	1	10	14
Information Line	180	315	15	990	1,500
2. HEALTH PROVIDER OUTREACH					
Presentations to 50 providers	6	11	1	32	50
Provide information packets to 60 physicians	7	13	1	39	60
Intensive outreach to six pediatric practices	1	1	0	4	6
Establish MOUs with 4 community clinics	1	1	0	2	4
Training for 50 public health nurses	6	11	1	33	50
3. REFERRAL FOR BLOOD SCREENING					
200 Children Screened at Events	24	40	4	132	200
MOUs with 3 laboratories for reporting	3	3	3	3	3
4. CASE MANAGEMENT					
Manage and monitor 250 cases	30	53	4	164	250
5. ENVIRONMENTAL ASSESSMENT					
300 Diagnostic Assessments	36	53	3	198	300
180 Comprehensive Assessments	22	38	2	118	180
6. CONTRACTOR TRAINING					
40 Contractor Scholarships	5	8	1	25	40
10 Contractors Trained in Apprenticeship Program	1	2	1	6	10
7. HAZARD REDUCTION					
Finance, Abate, and Monitor 57 units	7	12	1	38	57
Technical Assistance on abatement of 25 units	3	5	1	16	25
8. MANAGMENT/ADMINISTRATION					
Complete 3 grant applications Provide Staffing to Advisory/Governing Bodies Develop Program Operating Systems Recruit, train and supervise 38 staff	**	Program	Wide	**	

(G:\QPRODATA\CSAOBJ94: 06/13/93)

ANTI-POVERTY PROGRAMS OF THE CITY OF BERKELEY

While local governments have limited roles in reducing poverty, Berkeley is among the most active cities in the San Francisco Bay Area in fighting poverty among its residents. The City's anti-poverty programs include expansion of employment and business opportunities, supportive social services that facilitate job hunting and retention, and land use controls that promote economic development creating and maintaining jobs for lower income populations as well as contribute to the general economic well-being of the City.

Employment and Training Opportunities

The City of Berkeley funds nine employment training and placement community-based organizations. These agencies target low-income residents, many of whom live in South and West Berkeley, including non-English speakers, disabled residents, veterans, single parents, welfare recipients, young people, and persons displaced from their homes due to job layoffs or other personal emergencies. These agencies offer a variety of job training and placement services, including skills assessment; vocational counseling; tutoring; crisis and family counseling information and referral services; English as a Second Language; Graduate Equivalence Diploma (GED) instruction; computer and clerical training; tutorial assistance for students; computer and electronics training; job preparation workshops; and job placement.

The City's First Source Hiring Program was established in 1987 to give the Berkeley residents (primarily of low-income households) first opportunity to fill the personnel needs of the Berkeley business community. Any private business that obtains a Use Permit and will occupy more than 7,500 square feet is required to participate in the program. The City's Zoning Adjustments Board may also require a business to participate in the First Source Program. Equally important, the City markets the program to all Berkeley businesses, encouraging voluntary participation. The Program has two components, short-term construction jobs linked to employment services provided by the Veterans Assistance Center. The First Source Program also works with the Jobs for Homeless Consortium which counsels, trains, and places homeless individuals in jobs in Berkeley and the Bay Area and with Berkeley-Oakland Support Services (B.O.S.S.), another homeless services provider, to obtain workers for its graffiti-removal program.

Residents who are referred by the First Source Program to prospective employers come to the Program through a City job training and placement organization, the California Employment Development Department or other State agency, or on their own. The City's goal in Fiscal Year 1993-94 will be to place 75 Berkeley residents in permanent jobs in businesses that have signed agreements with the City this year. The City is also focusing on youth training and development. In addition to its on-going efforts in this area, last year the City added $300,000 for youth and family

programs for disadvantaged youths which included after-school tutorials, summer and after-school jobs, youth advisors. The City has an on-going Summer Youth Hiring Program to enable youths to gain job skills and experience. In addition, last summer the City undertook a campaign to "Hire Berkeley Youths" and contacted business owners to encourage them to do so. Two hundred youths were employed through that program. The City also works closely works with the Berkeley Unified School District to develop training programs. One example of City-school-business coordination is the formation of a "Biotechnology Academy and Career Institute". That institute is a part of a 25-year development agreement with Miles, Incorporated, and calls for a which trains Berkeley students, grades 9 through college, for placement in Miles' biotechnology facilities in Berkeley. The Institute's objectives include: 1) increasing the number of Berkeley residents qualified to obtian employment in the biotechnology field; 2) training young people and adults throughout Berkeley (but emphasizing recruitment through the First Source Program and West and South Berkeley families) to better understand the role of biotechnology and the skills necessary to achieve employment in the field; 3) ensuring participation of existing union employees in the proposed training programs; and 4) addressing particular needs of job training agencies in Berkeley seeking funds to help underskilled adults. Another example is an agreement reached between the University and the City's First-Source Hiring Program to consider Berkeley residents first when hiring for administrative and services positions.

Assistance to Small Business

While City-sponsored employment and training opportunities assist workers in improving their skills, work habits and job prospects, the City also provides technical assistance to small businesses, particularly through programs implemented in South and West Berkeley so that businesses can be retained in their Berkeley locations or can be expanded inside Berkeley. To assist small businesses, the City administers a Revolving Loan Fund (RLF) and provides technical assistance to small businesses in South Berkeley. This year the program will be expanded to encompass other sections of the City. The City is actively involved in the revitalization of South Berkeley (the poorest area of the city) coordinating and implementing a variety of social services, youth recreation, anti-crime and anti-drug programs. Part of that effort includes a program to assist neighborhood-serving commercial development in the Adeline and Sacramento corridors with rehabilitation and construction projects; recruiting and retaining neighborhood-serving and employment generating businesses. City staff also provides special technical assistance to retain and recruit selected firms or industrial sectors in other parts of the City such as West Berkeley and the Downtown area.

Supportive Social Services

Supportive social services are crucial to address the special needs that are barriers to employment for single heads of households with children. The City provides a variety of social services to meet such needs, including partial funding to four child care centers, a sick child care program, and an association of child care operators. Funds allocated to centers subsidize child care for low- and moderate-income Berkeley families. The sick child care program offers both in-home and center-based care to sick children. The association receives City funds to subsidize parental choice child care for low-income families.

In addition, the City is one of only a few California cities that provides public health and mental health services, function normally performed by Counties. The City supports these programs with local funds supplementing sizable contributions from the State and Federal governments, as well as private foundation grants. The City provides services for chronic disease control and health promotion; maternal and child health; community health protection (i.e., inspections, vector control); communicable disease control and epidemiological services; health services for the elderly; and mental health programs providing consultation, mobile crisis mental health services, and a court diversion program.

Land Use Controls

The City of Berkeley actively uses its planning powers and zoning regulations to enhance employment and business opportunities as well as retain existing businesses and encourage them to expand. Since adopting the City's *Master Plan* in 1977, Berkeley has implemented plans for its downtown, and for South and West Berkeley. In each of these area plans, the City focuses its land use and economic development goals on providing a regulatory framework that will encourage business activity and the hiring of City residents. In West Berkeley, the industrial district in Berkeley, the City is revising its industrial zoning to assure the continuation of an appropriate balance of manufacturing, retail, residential and other uses. The *West Berkeley Plan* seeks to channel market forces to continue to create services and manufacturing jobs, particularly for Berkeley residents.

Goals for the Coming Year

Despite lean fiscal times, the City has allocated $1.5 million to expand its Revolving Loan Fund for small business assistance beyond the South Berkeley boundaries city wid in Fiscal Year 1993-94. Funding will also be continued for all existing anti-poverty programs. This coming year, the City plans to work closely with job training

agencies to enhance the fit between jobs to be filled and the skills First-Source Program participants need to be competitive in the job market and to retain their jobs once hired.

SECTION III

RESOURCES AND INVESTMENTS

III. Resources and Investments

A. General Investment and Leveraging Plan

As can be seen in CHAS Table 3A, "Investment Plan", last year approximately $7 million were received for housing programs: approximately $4 million were made available from the Federal government last year for housing, primarily through CDBG and the HOME Program. The City contributed about $3.5 million, the state $1.75 million, and private commitments added approximately $2 million. An analysis of Table 3A shows that the City's investment plan is in keeping with its CHAS strategy in that there is considerable involvement of the non-profit sector, emphasis on acquisition or rehab of rental units (i.e., "new construction" by HUD's definition) and new construction to provide affordable housing for those with special needs (e.g. SROs) or take advantage of favorable homeownership opportunities (Shattuck Street Condominium Project).

As the Table indicates, the City will apply directly or support applications for assistance for all types of programs except for those which would result in homeownership of its public housing units since such conversion would result in loss of permanent affordability of those units. Lack of support in this area is in keeping with the City's goal of maintaining long-term affordability of existing units wherever possible.

There are some significant changes expected and other factors this year which will influence the amount of resources available for affordable housing. These are as follows:

- There should be an increase of approximately a 10% increase in both HOME and CDBG monies. Moreover, virtually none of the HOME monies were spent last year and will be available this year ($2,352 K).

- The City has received notification that 28 units of Section 8 Certificates under the Family Reunification Program has been approved.

- Although it appears that none of the many applications by non-profits for McKinney Supportive Housing monies where approved, non-profits will continue to apply for such funding and some applications may be approved given the greater level of funding for this

coming year.

- This year no housing monies are expected to be made available by the State.

- The City's housing commitment for FY 94-95 has not yet been made. While the City is committed to housing programs, the level of continued commitment will depend on how the City budget will be affected by the continuing recession.

- Availability of private financing should be higher than last year because more activity isexpected under both the RHAP and rehabilitation programs. It is estimated that a one-for-one leveraging ratio is not unreasonable for the RHAP, 30% for the rehabilitation programs. Private financing should range from $3 -5 million.

B. Amounts and Source of Housing Funds

The total amount expected to be available directly for housing from federal, state, and local monies is approximately $12 million as follows:

CDBG:	approximately $2,300,000 for housing programs
CDBG repayments:	$417K placed into Housing Trust Fund)
HOME:	$3,400,000 ($1,416K from 1991-92 allocation $936K - from 92-93, $1,048K)
Shelter Plus Care:	$1,000,000
Federal Other:	$200,000 (Weatherization , ESG)
General Funds:	$4,200 K (includes Housing mitigation fees, Redevelopment, homeless prevention, and General Reserves for South Berkeley Rental Rehab)
State:	$1,100K for the Bel Air

Housing funds will be used to finance CDBG projects similar to those funded last year (see Attachment III-A); for rental housing assistance program (both acquisition and rehabilitation) and for other development projects (see Attachment III-B, Housing Trust Fund Summary). Not included in the above calculations are approximately two million dollars for other social services projects funded through CDBG and CSBG. A summary of both CDBG and CSBG social services projects funded is contained in Attachment III-C).

C. Program Administration and Leveraging Plan

The City will review proposals through the CDBG process for CDBG funded activities and through the Housing Trust Fund for predevelopment and development projects which gives priority to those which leverage resources well and have non-profits with the demonstrated expertise and capacity to complete and manage a project successfully. The City will consider funding newly-formed non-profits that can demonstrate capacity to successfully conclude a housing project and have located projects which show to be desirable and meet the City's housing needs. One such group which has submitted applications under the RHAP is the Affordable Housing Associates. The City plans to continue working with Resources for Community Development which it has.designated as a Community Housing Development Organization (CHDOs) to undertake HOME-assisted project(s), the Northern California Land Trust, the South Berkeley Neighborhood Development Cooperation, U.A. Housing, Inc. Okakland Community Housing Organization (OCHI) and other non-profits who express an interest in developing housing in Berkeley. Community Development staff, funded through CDBG, will continue to provide technical assistance to non-profits to help locate properties, undertake acquisition, rehabilitation, and other development activities fitting this category. The City will fund an amount equal to the federal subsidy made available through use of General Funds and private financing. Non-profits will work with private lenders (including SAMCO, the California Community Reinvestment Consortium) to obtain private financing (under the Community Reinvestment Act provisions) for the level which can be sustained by the income of tenant households.

Major components of this year's City's leveraging plan are as follows:

- Use General Funds to meet the match requirements under the HOME Program andfor funding other feasible project using federal programs requiring a match.

- Explore other local resources which could be made available.

- Require a one-to-one match for the South Berkeley Rental Rehab Program for rehab units affordable to those at 55% of median income.

- Leveraging of private financing for the West Berkeley Homeowners rehabilitation Program either through an interest buydown or a

compensating balance system.

• Have both City and non-profits work with private lenders to receive financing under the Community Reinvestment Act to obtain private financing for the level which can be sustained by the income of tenant households.

• Use project coordinators, and the Housing Trust Fund process to evaluate projects to ensure that amounts requested are realistic (develop a model of prototype housing development costs) and that avenues for leveraging federal funds have been exhausted.

• Continue to lease City-owned properties now made available to homeless/ housing programs (Dwight Way Project shelter, transitional housing; Veterans Center Emergency Shelter; McKinley Family House, Women's Refuge).

• Continue implementation of the Condominium Conversion Ordinance. This allows for collection of mitigation fees either when rental units or converted into condominiums *(only 100 per year allowed).*

ATTACHMENTS

CHAS Table — **Investment Plan - Continued**

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year ($000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY: Acquisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)	Amount Committed by Other Entities Last Fiscal Year ($000s) (K)	Support Application by Other Entities (L)
B. Competitive Programs Continued												
17. Rural Homeless Housing	n/a											
18. Sec. 202 Elderly					xx						-0-	xx
19. Sec. 811 Handicapped											-0-	xx
20. Moderate Rehab SRO						xx					-0-	xx
21. Rental Vouchers											-0-	xx
22. Rental Certificates											-0-	xx
23. Public Housing Development											-0-	xx
24. Public Housing MROP											-0-	xx
25. Public Housing CIAP											-0-	xx
26. DOE/Other Energy Programs	0	xx		xx	xx						-0-	
27. LIHTC											936*	x
28. FmHA											-0-	
29. Lead-Based Paint Abatement	0	xx		xx				xx		xx		
30. Other	0	xx	xx	xx	xx	xx	xx	xx	xx	xx	xx	
31. Subtotal Competitive Programs	0										936	
C. 32. Total - Federal	3067										936	
33. Total - State	1,849***										1100	**
34. Total - Local	400****										2,577.	
35. Total - Private	200									rough est.	2,000	
36. Total - All Sources	5,516										6,613	

HUD-40090-A

* = Lorain Station ** Bel Air ***CALDAP, Weatherization **** Rehab program, other hsng.-related.

CHAS Ta[illegible]A

Investment Plan

Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for Local Jurisdictions

Name of Jurisdiction: CITY OF BERKELEY

FY: 1993-94

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year ($000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY: Acquisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)	Amount Received by Other Entities Last Fiscal Year ($000s) (K)	Support Application by Other Entities (L)
A. Formula/Entitlement Programs												
1. HOME	936	xx		20%	80%**							
2. CDBG ($ 3698)	1947	xx		40%					60% 60			
3. ESG	45	xx		40%					60%			xx
4. HOPWA	-0-	xx		40%		40%			20%			
5. DOE/Other Energy Programs	139	xx		100%								
6. Public Hsg. Comprehensive Grant												xx
7. Subtotal - Formula Programs												
B. Competitive Programs												
8. HOME	0	xx	xx	xx	xx	xx	xx	xx		xx		
9. HOPE 1	0											
10. HOPE 2	0										200	xx
11. HOPE 3	0										0	
12. ESG	0	xx		xx					xx	xx	0	xx
13. Supportive Housing	0	xx									0***	xx
14. HOPWA	0	xx	xx	xx	xx	xx		xx	xx	xx	0	xx
15 Shelter Plus Care	0	xx				xx						
16 Safe Havens	0	xx	xx	xx					xx	xx	0	xx

* Eligible only under certain circumstances.

** - Acquisition & Rehab is considered "New Construction" in HUD's definitions.

*** - Non-profits received supportive services grants the year before & have applied this year as well.

form HUD-40090-A (1/93)

HOUSING TRUST FUND SUMMARY - FY 1993-94
As of Oct. 29, 1993

	GENERAL FD.	C. D. B. G.	HOUSING MITIGATION	BRA TAX INCREMENT	H O M E	TOTAL
FUNDING SOURCE:						
Prior years carryover	1,076,873 a/	456,584	265,427 b/	98,293	2,352,000	4,249,177
Current Year:Allocation	1,775,000 c/	0	126,423 d/			1,901,423
Proj. Rev.			46,048 e/		900,000	946,048
Adjustments(see below)						
TOTAL FUNDS AVAILABLE	2,851,873	456,584	437,898	98,293	3,252,000	7,096,648
FUNDS COMMITTED TO:						
R. H. A. P. (Sch. A)	2,027,350 f/	417,727			2,300,000	4,745,077
U. C. Hotel	49,523 g/		202,887			252,410
Bel Air Motel					590,000	590,000
1849 Shattuck	370,000 h/		180,000			550,000
TOTAL FUNDS COMMITTED	2,446,873	417,727	382,887	0	2,890,000	6,137,487
TOTAL UNCOMMITTED FUNDS	405,000	38,857	55,011	98,293	362,000	959,161
PROPOSED FUTURE PROJECTS (excluding RHAP)						0
						0
TOTAL PROP.FUTURE PROJS.	0	0	0	0	0	0
FUND BALANCE(SHORTFALL)	405,000	38,857	55,011	98,293	362,000	959,161 i/

a/ Carryover-RHAP=$1,027,350, UC Hotel= $49,523
b/ Represents previous years total actual receipts
c/ PERS monies -$500,000 HTF & $1,000,000 RHAP; GF RESERVE-$275,000
d/ FY 93-94 actual receipts-1936 Univ. Ave.(81,550),Canned Fds.(16,667),Mitsubishi(14,850),Walgreens(13,356)
e/ Total Proj. Rev. FY 1993-94 of $172,471(excluding Miles Lab) less actual receipt from footnote d/
f/ $1,027,350 carryover from FY 1992-93 plus FY 1993-94 alloc. of $1,000,000 from PERS.
g/ Encumbered carryover
h/ $275,000 to be funded out of GF Reserve per Council action of 10/25/93
i/ Assumes that projected Housing Mitigations & HOME monies come through

HTFSUM.WQ1

RENTAL HOUSING ACQUISITION PROGRAM - FY 1993-94
As of Oct. 29, 1993
Schedule A

	GENERAL FD.	C. D. B. G.	HOUSING MITIGATION	BRA TAX INCREMENT	H O M E	TOTAL
FUNDING SOURCE:						
Prior years carryover	1,027,350	417,727	0	0	1,400,000	2,845,077
Current Year:Allocation	1,000,000	0	0	0	0	1,000,000
Proj. Rev.	0	0	0	0	900,000	900,000
Adjustments(see below)	0	0	0	0	0	0
TOTAL FUNDS AVAILABLE	2,027,350	417,727	0	0	2,300,000	4,745,077
FUNDS COMMITTED TO:						
1970 San Pablo	97,000	0	0	0	403,000	500,000
RCD(feasibility study)	30,000					30,000
Parker St.Coop. Grant	11,400					11,400
9th St. Assoc. Grant	1,460					1,460
TOTAL FUNDS COMMITTED	139,860	0	0	0	403,000	542,860
TOTAL UNCOMMITTED FUNDS	1,887,490	417,727	0	0	1,897,000	4,202,217
PROPOSED FUTURE PROJECTS:						
950 Hearst Ave.(AHA)	0	0	0	0	145,000	145,000
2203-7 6th St.(AHA)					185,000	185,000
830-2 Allston Way (AHA)					85,000	85,000
1340-8 Blake St.(NCLT)					150,000	150,000
TOTAL PROP.FUTURE PROJS.	0	0	0	0	565,000	565,000
FUND BALANCE(SHORTFALL)	1,887,490	417,727	0	0	1,332,000	3,637,217

RHAPSUM.WQ1

PROJECTS	18TH YEAR ALLOCATION 1992-93	19TH YEAR REQUEST 1993-94	CITY MGR'S PRELIM RECOMM	HAC's FINAL RECOMM	CITY MGR'S FINAL RECOMM	CITY COUNCIL ACTION
I. HOUSING PROJECTS						
1. Renovation of Downtown YMCA SRO Units Berkeley-Albany YMCA	N/A	119,900	78,120	0 i)	0 i) k)	
2. Residential Access Project for Disabled Persons Center for Independent Living	130,000	130,000	130,000	130,000	130,000	
3. Albany Berkeley Independent Elders Network Christmas in April Rehab. Project	40,000	48,000	41,200	41,200	41,200	
4. Rental Housing Acquisition Project City of Berkeley - Community Development	762,538	723,421 b)	323,421 d)	323,421 d)	323,421 d)	
5. Housing Rehabilitation and Development City of Berkeley - Community Development	535,274	928,351 c)	728,351 e)	728,351 e)	728,351 e)	
6. Rehabilitation Loan Servicing Project City of Berkeley - Community Development	101,468	104,612	104,512	104,512	104,512	
7. Relocation Services City of Berkeley - Community Development	77,857	86,204	80,193 f)	80,193 f)	80,193 f)	
8. Residential Rental Inspection Program City of Berkeley - City Planning	332,718	362,035	342,700	342,700	342,700	
9. Senior Homeowners Assistance Program Community Energy Services Corporation	121,300 a)	39,238	28,120	36,723	36,723	
10. Scattered Site Affordable Housing Northern California Land Trust	N/A	40,000	0	30,000	30,000	
11. Low-Income Housing Development Resources for Community Development	87,376	175,000	100,000 g)	100,000 g)	100,000 g)	
Various Affordable Housing Projects University Avenue Housing	47,250	N/A	N/A	N/A	N/A	
SUBTOTALS	$2,235,781	$2,756,761	$1,956,617	$1,917,100	$1,917,100	$0

Table III-B-4: **Community Services and Programs by Funding Source: Community Service Black Grants (CSBG), General Fund (GF), Other**

	CSBG/GF FY 92–93	GF/Other FY 92–93	CDBG FY 92–93	Total FY 92–93
Housing Programs				
Berkeley Emergency Food Project	151,714	18,000	23,536	193,250
Berkeley Oakland Support Services	110,616	32,600	17,655	160,871
Women's Refuge	25,250	0	0	25,250
Housing Rights, Inc.	13,228	0	7,023	20,251
Bonita House	15,020	0	0	15,020
Echo Housing	26,403	0	38,759	65,162
UA Housing	0	0	47,250	47,250
Tenant Action Project	0	0	51,493	51,493
Resources for Community Development	0	0	87,376	87,376
Subtotal	**342,231**	**50,600**	**273,092**	**665,923**
Youth Programs:				
Berkeley Boosters (RAP)	0	10,000	0	10,000
Berkeley Unified School District (RAP)	0	18,000	0	18,000
Berkeley Asian Youth Center (RAP)	65,760	360,104	0	425,864
Break the Cycle	30,087	0	0	30,087
Ala Costa	22,956	0	0	22,956
New Perspectives	14,889	0	0	14,889
Berkeley Youth Alternatives (GF)	20,345	203,000	49,000	89,645
Home and School	26,968	0	0	26,968
UC Berkeley—Evaluation (RAP)	0	18,000	0	18,000
Subtotal	**181,005**	**426,404**	**49,000**	**656,409**
Senior Programs:				
Adult Day Health Care (GF)	0	60,000	0	60,000
Japanese American Services	29,796	0	0	29,796
B/A Independent Elders Network	0	0	40,000	40,000
YMCA New Light Senior Center	60,523	0	25,991	86,514
Over 60 Health Clinic	48,411	0	0	48,411
Subtotal	**138,730**	**60,000**	**65,991**	**264,721**
Emergency Service Programs:				
Family Violence Law Center	74,478	0	0	74,478
Berkeley Community Health Project.	24,837	0	0	24,837
West Berkeley Health Center	35,504	0	0	35,504
Primary Care Access Clinic	46,350	0	0	46,350
Subtotal	**181,169**	**0**	**0**	**181,169**
Art Programs:				
Black Repertory Theater (GF)	0	23,393	87,664	111,057
Berkeley Art Center (GF)	0	33,043	0	33,043
Subtotal	**0**	**56,436**	**87,664**	**144,100**

Table III-B-4: **Community Programs (continued)**

	CSBG/GF FY 92–93	GF/Other FY 92–93	CDBG FY 92–93	Total FY 92–93
Job Training Programs:				
Inter-City Services	59,463	0	81,541	141,004
Asians for Job Opportunities	37,239	0	106,513	143,752
Berkeley Adult School	23,769	0	0	23,769
Veterans Assistance Center	41,026	160,000	0	201,026
Center for Independent Living	33,744	0	0	33,744
Adelante	41,200	0	42,045	83,245
Women's Employment Resource	29,625	0	13,609	43,234
Chaplaincy to the Homeless	0	7,200	0	7,200
Bay Area Urban League (JTPA)	0	24,000	0	24,000
Subtotal	**266,066**	**191,200**	**243,708**	**700,974**
Childcare Programs:				
Project Seed	23,587	0	0	23,587
NIA House Learning Center	33,971	0	0	33,971
St. John's Child Care Center	9,690	0	0	9,690
BALDCO	97,278	0	163,082	260,360
Ephesian Child Care Center	38,278	0	0	38,278
BAHIA	45,243	0	3,000	48,243
Sick Child Care Program	46,947	0	0	46,947
Unallocated (GF)	33,990	0	0	33,990
Subtotal	**328,984**	**0**	**166,082**	**495,066**
Disabled Programs:				
Vantastic	146,987	0	0	146,987
BA Outreach Recreation	20,482	0	8,618	29,100
Berkeley Place	24,826	0	0	24,826
Center for Independent Living	28,364	0	130,000	158,364
Coalition for Mental Health	47,622	5,000	0	52,622
Disabled Programs Subtotal	268,281	5,000	138,618	411,899
Food and Nutrition Programs				
Berkeley Emergency Food Project	18,561	0	0	18,561
South Berkeley Community Church	16,181	0	0	16,181
Subtotal	**34,742**	**0**	**0**	**34,742**
Other Programs:				
Berkeley Dispute Resolution (GF)	0	54,820	0	54,820
Community Energy Services Cor.	0	0	121,300	121,300
Subtotal	0	54,820	121,300	176,120
Community Agencies Total	**1,741,208**	**844,460**	**1,145,455**	**3,731,123**
Budgeted	**1,814,800**			
Unallocated Balance	73,592			

SECTION IV

SERVICE DELIVERY AND MANAGEMENT

IV. Service delivery and management

A. City Departments

As described in the last CHAS, the Community Development is responsible for all housing programs and includes both the Berkeley Redevelopment Agency and the Berkeley Housing Authority. This Department staffs the Housing Advisory Commission, the Commission on Disabilities, and the Redevelopment Planning Area Committee.

Other Departments which are extremely important to the development/operation of affordable housing and community development programs are:

- The City Planning Department, which consists of Codes and Inspection, Current Planning, and Advanced Planning. The Planning Department staffs the Planning Commission and the Zoning Adjustment Board.

- The Health and Human Services (HHS) Department houses the City's Health and Mental Health Programs (one of the few cities that has assumed local responsibility for these services) as well as the Homeless services coordinator. HHS is responsible for administering the Community Services Block Grant Program and coordinating most of the support services needed to integrate housing with other needs of low income households, homeless persons, and those with special needs. Relevant commissions staffed by HHS are the Human Relation and Welfare Commission, and the Commission on Aging.

All Departments are under the City Manager's Office to ensure effective coordination of activities between departments. The City Manager is accountable to the City Council. The Council also acts as the Redevelopment Agency and the Berkeley Housing Authority Board. Community participation is highly valued in Berkeley. There are 41 of Boards and Commissions appointed by City Council at least 12 of which directly address housing, social services, homelessness, or porverty-related matters. Many of the housing and social services activities are undertaken by non-profit community based organizations with a strong commitment and history of community service.

B. Coordination With Non-Profit Developers

Non-profits play a pivotal role in the City's housing affordability Strategy. The City's goal this year will be to:

• Strengthen the capacity of existing and newly-formed non-profit developers in areas of weakness. One such area is the management of units once they are acquired in such a way to guarantee proper maintenance of the units and residents involvement in management decisions pertaining to their buildings.

• Attract experienced regional non-profits to become involved in Berkeley's housing programs either on their own or in partnership with local non-profit.

C. Coordination w/ State and Regional Agencies

This CHAS strategy is consistent with the state and regional government both insofar as it reflects the City's Housing Element which was developed in coordination with the State Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG). In addition, HCD has found the City's Element to be in compliance with State requirements and Berkeley's regional share of this area's future housing needs is in conformity with those established by ABAG. The City will continue working with the state, ABAG, and other government and non-government agencies to develop regional approaches to solving common housing and related problems rooted in the concept of "fair share".

D. Governmental Constraints

The largest governmental constraint this year is the absence of state funding for housing programs this year as well as the take-back of a portion of the city's and county's property taxes. These actions by the State legislature further reduce the City's ability to undertake discretionary affordable housing projects. A local level constraint and challenge is obtaining community acceptance of affordable housing for the homeless, lower income households, kand persons with special needs. In general, each of Berkeley's local constraints on housing production (e.g. project review process, demolition controls, close environmental scrutiny) serves the purpose of protecting other public values such as preservation of neighborhood amenities and the quality of life of Berkeley residents. This year the City will continue its efforts to encourage dialoguewith residents of affected neighborhoods in the early stages of proposed affordable housing projects to: (a) increase the number of affordable housing units; (b) anticipate and strive to resolver disagreements which canbe otherwise costly, time-consuming and a deterrent to community development for all Berkeley residents.

SECTION V

PUBLIC PARTICIPATION PROCESS AND COMMENTS

V. Public Participation Process

HUD requires that in preparation of its CHAS, localities hold a public hearing prior to the development of the CHAS and after completion of the Draft hold a 30-day public review period. Accordingly, the CHAS public hearing was noticed in the newspaper, placed on the main bulletin board in City Hall and in the Main Public Libary. Notices were sent to individuals and organizations which in the past have shown an interest in housing matters.

A draft of the CHAS was provided to the Housing Advisory Commission on November 4, 1993 and made available for public review on November 5, 1993. The same noticing requirement described above was used. Ten persons requested a copy of the draft CHAS. The Housing Advisory Commission held a public hearing on the draft CHAS on December 2, 1993. The CHAS was presented for City Council approval on December 14, 1993.

Two speakers were present at the first public hearing; comments were also received from the Berkeley Network of Housing Agencies (representing the following housing and homeless services organizations: Housing Rights, Inc., Gray Panthers, Echo Project Share, RCD Inc., Jobs Consortium, BOSS, CIL, Community Law Center, Tenant Action Project). Staff was also invited to speak at an Emergency Services Network meeting on June 16, 1993. That organization represents homeless services organizations throughout the bay area. The meeting served to update members on the CHAS process and informational needs and gave them a chance to ask questions and raise concerns about homelessness and how the CHAS process could be used to reduce it.

Written Comments Received on the CHAS

Berkeley Network of Housing Agencies

1. This group commented that affordable housing was the major problem for their clients or members. They stated that increased rents, due to various actions by the Rent Board, have caused many of their low-income clients to move out of Berkeley.

Re: The CHAS states that there is a housing affordability crisis and cites increase in rents as a major cause of it. There is no data on how many persons have moved out of Berkeley as a result of the increased affordability. It is difficult to determine how many persons have moved out of Berkeley. The City does give priority to provision of affordable housing and services to those at risk.

2. Change in ownership have forced residents out: long-term renters being evicted by homeowner/speculators who may sell the property within a year of two.

Re: Last year the City passed an ordinance regulating conversion of rental into condominiums for multi-unit properties. In terms of single family housing, some have suggested giving existing tenants the right-of-first refusal. That possibility was explored in

previous years but the City Attorney's Office counselled against it because of legal considerations. While, early notification may be somewhat helpful in a few instances, but needs a subsidy program to make it truly effective. Given the present affordability crisis, subsidizing homeownership programs (a deep subsidy is needed if one is to assist low and very low income households) would be at the expense of other programs to which the City has given greater priority. Although no studies have been done, given the current stabilization/decrease in home prices the incentive for speculating have been reduced.

3. Subsidized developments - there is a need for smaller units (SRO and 1-bedroom).

Re: The types of new development projects being funded or considered fall in that category. The Rental Housing Acquisition Program should also help meet that need given the small bedroom size (usually one or two bedrooms) of multi-unit buildings.

4. The housing situation is worse for the following at-risk population:

a). those on GA/SSI assistance because of cuts in those programs.

b). seniors - because of costly in-home services forcing many to sell their homes. Their removal to a care facility effects the entire community. More emphasis should be given to keeping seniors in place and providing attendant care when needed. Emphasis should be given on making senior housing projects smaller (number of units) and integrated (race/income).

c). accessibility issues for current housing stock and affordability issues due to increased rents. Lack of housing projects for people with AIDS.

Re: The CHAS recognizes the difficulties of the lowest income population to maintain affordable housing and needed services and places assistance to them as a top priority. The CHAS also identifies seniors as a special needs group and is continuing programs such as Project Share and Reverse Annuity Programs to help maintain elderly in their home. The "Over 60" multi-service/housing project is expected to be a model for allowing the frail elderly to spend their senior years in a comfortable and human environment. Although the City does not have a specific housing projects for persons with AIDS, it is supportive of such housing and will consider applying for federal HOPWA (Housing for People with AIDS) if a non-profit entity will consider developing such housing.

5. Amid rumors that some Councilmembers want to dismantle the Berkeley Housing Authority, the BNHA strongly objects to this action and advocates for keeping local control and work to improve it.

RE: The City policy continues to be to keep the BHA under local control. Last year there was considerable administrative re-organization to improve the BHA. Such reorganization should increase the possibility of obtaining additional Section 8 Vouchers which are sorely needed to maintain affordable housing for the City's very low income population.

6. For vacant housing units, use the anti-blight ordinance to force owners to fix the property, and, hopefully, bring units back in use.
RE: Part of this year's Annual Plan is to develop a program to bring vacant units back on the market either as part of the Anti-Blight ordinance or through other regulations and incentives.

7. There is a need for a Housing Conference to provide education and communication on housing issues in our community.

RE: The City will be happy to be a participant in such a forum.

St. John and Associates, Property Management Consultants:

The entirety of Berkeley's housing programs are misguided and have effects which are diametrically opposed to the effects intended...a program involving rent control, growth control, eviction control, and various other controls on housing under the untested proposition that they would assist low income and economically disadvantages sub-groups in our population. Theis proposition turns out to be incorrect. Recent research indicates that these programs have the opposite effect: they are reducing the amount of housing available for these categories and persons while increasing housing opportunities for wealthy citizens.

RE: The City's housing policy contained in the CHAS and the City's Housing Element is reflective of the wishes of the majority of the people as reflected in the democratic process with advantages and disadvantages of programs adopted thoroughly discussed. That process allows change in both policy and programs. Research done on the topics listed above varies and is inconclusive with often identical studies having diametrically opposite conclusions.

Oral Comments received from Housing Advisory Committee Member:

1. This year's Annual Plan should encourage alternative forms of ownership such as LEHC. Such encouragement should include a Right-of-first refusal to give tenants a reasonable time to respond. Although the Housing Trust Fund makes eligible funding for LEHCs conversions, an amount should be set aside specifically for that purpose and Berkeley should actively encourage cooperative groups such as the California Mutual Housing Association to increase the number of cooperative units. The City should take a more proactive stance to promote the concept of formation of cooperatives, and support legislation at the state level to simplify the conversion process.

RE: The City does encourage limited equity cooperatives, in fact in the last two years it has funded organizations whose purpose is to create LEHCs. Setting aside monies specifically for this purpose seems unnecessary at this time since there has never been a problem with requests for such funding being denied. The City supports legislation at the state level to simplify the process. While it strongly encourages the formation of LEHC, the actual formation of this form of ownership must be from the grass-roots up rather than vice-versa.

2. The City should develop a streamline process for siting of low income housing.

This is an issue that is being considered as part of the General Plan Revision process.

3. The City should develop/strengthen the anti-blight ordinance to deal with the problem of vacant residential units.
This activity is on the City's Annual Plan and work program.

CHAS Public Hearing Oral Comments

Speaker one: Stressed the need for affordable housing and the effects of recent countywide social services cuts. She was supportive of the Rental Housing Acquisition Program stating that a local susidy program would really be a way of subsidizing landlords. The speaker also emphasized the need to streamline the siting process while still maintaining it democratic. She gave the creation of Lorin Station Project and the Bel Air Project as examples which involved delays and extra costs as a result of the current process. The speaker favored a 1% tax for coverting rental units into Tenants-in-common; streamline the LEHC process; instead of a blight ordinance, require that owners of vacant units register then and tax those units; undertake a right-of-first refusal ordinance.

RE: CHAS emphasizes the effects of recent social services cuts. As part of the General Plan process, the City is dealing with the issue of balancing community input and avoiding undue delays and costs when developing affordable housing. There is a fee for conversion of limited equity cooperatives approved by Council last year. It is unlikely that the regulations passed will be changed again this year. The City will encourage streamlining the cooperative conversion process. How much time it can dedicate to this activity will have to be balanced with other housing programs and activities being undertaken. The idea of registering and taxing vacant units will be considered as part of the activity to develop an vacant unit program. A right-of-first-refusal regulations have been considered in the past for legal reasons and are unlikely to be re-examined this year.

Second speaker representing ESN and staff of RCD emphasized points similar to the first speaker; i.e., the need for supportive housing, strengthening affordable housing, and, streamline the siting process. She also expressed the difficulty of non-profits to work in Berkeley because of the lengthy review process.

Comments of Member of Housing Advisory Commission

1. It is not true that there are fewer government resources available; the Housing Trust Fund has twice last years funds.

Re: The draft CHAS notes that the City has made available more local funds this year but that State funding for housing programs are virtually non-existent.

2. There are not more homeless this year than last year and there is no data to show that the homeless have come from Berkeley tenants being displaced.

Re: The draft CHAS states that the number of homeless in the City appears to have

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stabilized. The CHAS indicates that although there is no data on the subject, given the higher rent levels, and high number of persons below the poverty level, one of the possible consequences is that some may become homeless.

3. Rents have not risen 50% since 1991. The draft CHAS has been revised to indicated that the an average of 50% increase is what have been allowed by the Rent Board for the period 1990 to 1994.

4. The housing affordability crisis is worsened by the City's anti-business climate... affordability is a function of income.

Re: While the second statement is certainly true, the economic crisis which effects income is is minimally, a statewide phenomenon and the best economic policy to deal with it at the local level, a topic of wider discussion than can be addressed in the CHAS.

5. Subsidy monies given for tenant rental assistance are "laughable and a disgrace".

Re: The City uses the Section 8 program to provide rental assistance. Its main thrust to providing affordable housing is to have non-profits acquire residential rental properties and maintain them affordable for the life of the building.

6. Vacancy rate of 3.08% is wrong.
Re: This is what is contained in the 1990 Census and there is no other reliable source.

7. There is no data to support the staement that increased rental prices have not yet made a qualitative difference in the upkeep of rental properties.

Re: That sentence has been elimininated.